CITY OF KIRKLAND

CITY COUNCIL

James Lauinger, Mayor • Joan McBride, Deputy Mayor • Dave Asher • Mary-Alyce Burleigh
Jessica Greenway • Tom Hodgson • Bob Sternoff • David Ramsay, City Manager

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AGENDA
KIRKLAND CITY COUNCIL MEETING
City Council Chamber
Tuesday, November 21, 2006
6:00 p.m. – Study Session – Peter Kirk Room
7:30 p.m. – Regular Meeting

COUNCIL AGENDA materials are available on the City of Kirkland website www.ci.kirkland.wa.us, at the Public Resource Area at City Hall or at the Kirkland Library on the Friday afternoon prior to the City Council meeting. Information regarding specific agenda topics may also be obtained from the City Clerk's Office on the Friday preceding the Council meeting. You are encouraged to call the City Clerk's Office (587-3190) or the City Manager's Office (587-3001) if you have any questions concerning City Council meetings, City services, or other municipal matters. The City of Kirkland strives to accommodate people with disabilities. Please contact the City Clerk's Office at 587-3190, or for TTY service call 587-3111 (by noon on Monday) if we can be of assistance. If you should experience difficulty hearing the proceedings, please bring this to the attention of the Council by raising your hand.

EXECUTIVE SESSIONS may be held by the City Council to discuss matters where confidentiality is required for the public interest, including buying and selling property, certain personnel issues, and lawsuits. An executive session is the only type of Council meeting permitted by law to be closed to the public and news media

ITEMS FROM THE AUDIENCE provides an opportunity for members of the public to address the Council on any subject which is not of a quasi-judicial nature or scheduled for a public hearing. (Items which may not be addressed under Items from the Audience are indicated by an asterisk*.) The Council will receive comments on other issues, whether the matter is otherwise on the agenda for the same meeting or not. Speaker's remarks will be limited to three minutes apiece. No more than three speakers may address the Council on any one subject. However, if both proponents and opponents wish to speak, then up to three proponents and up to three opponents of the matter may address the Council.

P - denotes a presentation from staff or consultant

1. *CALL TO ORDER*

2. *ROLL CALL*

3. *STUDY SESSION,* Peter Kirk Room

   a. Proposed Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan

4. *EXECUTIVE SESSION*

   a. To Discuss Labor Relations

   b. To Review the Performance of a Public Employee

5. *SPECIAL PRESENTATIONS*

   a. Honoring Doreen Marchione

   b. Thirty Year Service Award – Captain Dana Olson

   c. Kirkland Police Explorer Commendation – Samantha Snyder

6. *REPORTS*

   a. *City Council*

      (1) Regional Issues

   b. *City Manager*

      (1) Calendar Update

CONSENT CALENDAR consists of those items which are considered routine, for which a staff recommendation has been prepared, and for items which Council has previously discussed and no further discussion is required. The entire Consent Calendar is normally approved with one vote. Any Council Member may ask questions about items on the Consent Calendar before a vote is taken, or request that an item be removed from the Consent Calendar and placed on the regular agenda for more detailed discussion.

GENERAL CORRESPONDENCE Letters of a general nature (complaints, requests for service, etc.) are submitted to the Council with a staff recommendation. Letters relating to quasi-judicial matters (including land use public hearings) are also listed on the agenda. Copies of the letters are placed in the hearing file and then presented to the Council at the time the matter is officially brought to the Council for a decision.

ORDINANCES are legislative acts or local laws. They are the most permanent and binding form of Council action, and may be changed or repealed only by a subsequent ordinance. Ordinances normally become effective five days after the ordinance is published in the City's official newspaper.

RESOLUTIONS are adopted to express the policy of the Council, or to direct certain types of administrative action. A resolution may be changed by adoption of a subsequent resolution.

7. COMMUNICATIONS

a. Items from the Audience

b. Petitions

8. CONSENT CALENDAR

a. Approval of Minutes:
(1) October 30, 2006
(2) November 8, 2006
(3) November 9, 2006

b. Audit of Accounts:

Payroll $
Bills $

c. General Correspondence

(1) Annelise Alma, Regarding One-Way Streets and a Grocery Store Location

(2) Molly Anderson, Regarding Fourth and Fifth Street West Waterfront Street Ends

d. Claims

(1) David Maki

e. Authorization to Call for Bids

f. Award of Bids

(1) 105th Avenue NE/106th Avenue NE Watermain Replacement Project, VJM Construction Company

g. Acceptance of Public Improvements and Establishing Lien Period

h. Approval of Agreements

i. Other Items of Business

(1) Resolution R-4613, Approving Sole Source Purchase Authorization for Police Mobile Computers

(2) Floor Area Ratio State Environmental Policy Act Appeal Findings and Conclusions

(3) Salary Commission Appointment

P - denotes a presentation from staff or consultant

PUBLIC HEARINGS are held to receive public comment on important matters before the Council. You are welcome to offer your comments after being recognized by the Mayor. After all persons have spoken, the hearing is closed to public comment and the Council proceeds with its deliberation and decision making

NEW BUSINESS consists of items which have not previously been reviewed by the Council, and which may require discussion and policy direction from the Council.

9. PUBLIC HEARINGS

a. 2007-2008 Preliminary Budget

10. UNFINISHED BUSINESS

a. Potential Annexation Outreach Update

11. NEW BUSINESS

a. Preliminary Property Tax Levy and Initiative 747 Banked Capacity:

(1) Ordinance No. 4071, Levying the Taxes for the City of Kirkland, Washington for the Year 2007

(2) Resolution R-4614, Providing for the Banking of Levy Capacity Pursuant to RCW 84.55.092

b. Award Bid for 116th Avenue NE Watermain Replacement to D & G Backhoe, Inc. and Authorize Budget Increase

c. Ordinance No. 4072 and its Summary, Relating to Zoning, Planning, and Land Use and Amending Title 23 of the Kirkland Municipal Code

12. ANNOUNCEMENTS

13. ADJOURNMENT

P - denotes a presentation from staff or consultant

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

MEMORANDUM

Date: November 6, 2006

To: David Ramsay, City Manager

From: Angela Ruggeri, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director
Eric R. Shields, AICP, Planning Director

Subject: PROPOSED MARKET NEIGHBORHOOD PLAN UPDATE, MARKET STREET COMMERCIAL CORRIDOR SUBAREA PLAN UPDATE AND REZONES (FILE IV-03-27)

RECOMMENDATION

Review the proposed Market Neighborhood Plan, Market Street Commercial Corridor Subarea Plan and rezones and direct changes prior to considering adoption on December 12, 2006.

COUNCIL REVIEW

Staff suggests that the Council consider the Planning Commission's memorandum of transmittal and recommended plans and rezones for the Market Neighborhood and Market Street Commercial Corridor as a basis for review (see Exhibit A). The Planning Commission recommended plans will result in the following:

- A new neighborhood plan chapter for the Market Neighborhood (see Attachments 1 and 2 to the enclosed Planning Commission transmittal memo)

- A new plan chapter for the Market Street Commercial Corridor (see Attachments 3 and 4 to the enclosed Planning Commission transmittal memo)

- A new Zoning Map based on two recommended rezones (see Attachment 5 to the enclosed Planning Commission transmittal memo)

Planning Commissioner, Karen Tennyson, will transmit the Commission's recommendation at the November 21 study session and staff will present an overview of the recommended Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan. Staff suggests that the

Council consider the plan highlights listed in the Commission's transmission memo as a guide for discussion of the recommended plans and rezones.

BACKGROUND DISCUSSION

History

The update of the Market Neighborhood Plan began in March of 2004. The issue identification and concept development phase lasted through the 3rd quarter of 2005. During that time period, city initiated ideas and private amendment requests were considered to shape the direction of the plan. A complete description of the public process is included in the transmittal memo from the Planning Commission.

This phase culminated with a Council briefing in August 2005, where Council directed which issues were to be further considered and which were to be dropped from further study. Based on Council's direction, all individual private amendment requests, except the rezone request for the parking lot adjoining 1611 Market Street, were dropped from further consideration. The Council did acknowledge that it would be appropriate for the Planning Commission to gather more data on lot sizes and patterns in the neighborhood, however.

The plans preparation phase of the Market Plan began in 2006. At the Council briefing on June 20, 2006, the Council directed continued work on the various lot size options presented. The memorandum prepared for that briefing is available for viewing at:
http://www.ci.kirkland.wa.us/__shared/assets/11a_NewBusiness4069.pdf.
The audio of the briefing is available at:
http://www.ci.kirkland.wa.us/depart/council/Minutes.htm.

The Planning Commission public hearing on the draft plans and rezones was held on September 14 and the record was left open for written comments until October 12. Five people spoke at the hearing and three comment letters were submitted.

The memorandums prepared for both the September 14 and the October 12 meetings are available for viewing at:
http://www.ci.kirkland.wa.us/depart/Planning/Plans_and_Projects/mnh/Work_Program.htm
The audio of both meetings, which includes public comments, is available at:
http://www.ci.kirkland.wa.us/depart/Planning/Planning_Commission/Planning_Commission_Meetings_Online.htm. All other Commission meetings are also available on-line.

Written comments received since your last Council briefing on June 20, 2006 are included as Exhibit B to this memorandum. Planning Commission meeting minutes are included as Exhibit C.

Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan Summary (Attachments 1 through 4 to Exhibit A)

The recommended Market Neighborhood Plan will maintain the existing land use pattern of low density in the residential core, with commercial and multifamily uses adjoining Market Street.

A new concept is being proposed that would allow reduced lot size to provide an incentive to retain historic buildings and to retain or create smaller homes on smaller lots. The plan would also allow alternative housing styles (e.g. cottage housing) throughout the neighborhood in the future with passage of citywide regulations.

The plan moves the boundary between the Market and Norkirk Neighborhoods to the middle of Market Street. A new Market Street Commercial Corridor Subarea will be created for commercial and multifamily properties adjoining Market Street, extending north to 19th Avenue.

Zoning Map and Comprehensive Plan Map Amendments

The following rezones and land use re-designations are recommended in order to implement the plan:

Zoning Map (Attachment 5 to Exhibit A)

1. A rezone of the parking lot adjoining 1611 Market Street from RS 7.2 to PR 3.6 to match the zoning of the parking lot to that of the adjoining property at 1611 Market Street which is under common ownership.

2. A rezone of 805 and 815 14th Avenue West from RS 12.5 to RS 8.5 to make zoning of these properties consistent with the other properties in the area and the existing Comprehensive Plan designation.

Comprehensive Plan Map (Attachment 2 to Exhibit A, Figure M-4)

3. Density re-designation of the entire RS 7.2 zoning area from 5 dwelling units per acre to 6 dwelling units per acre Low Density Residential land use designation to match the existing RS 7.2 zoning classification. This re-designation is necessary to bring the density designation in the Plan into consistency with the existing zoning.

4. Density re-designation of the property at 135-149 7th Avenue West (parcel # 3885800390) from office/multi-family 5 dwelling units per acre to office/multi-family 10-14 units/acre to match the existing PR 3.6 zoning. This re-designation is necessary to bring the density designation in the Plan into consistency with the existing zoning.

5. Re-designation of the parking lot adjoining 1611 Market Street (parcel # 3885803490) from low density residential 5 dwelling units/acre to office/multi-family 10-14 dwelling units/acre to match proposed property rezone.

SEPA COMPLIANCE

An addendum to the City's Draft and Final EIS for the 2004 Kirkland Comprehensive Plan was issued prior to the Planning Commission public hearing in October and is included as Exhibit D.

EXHIBITS:

Exhibit A	Planning Commission Transmittal Memorandum, dated November 6, 2006
Exhibit B	Public Comments received on the Project since the June 20, 2006 City Council Briefing
Exhibit C	Planning Commission Minutes
Exhibit D	SEPA Addendum

Cc: File IV-03-27
Kirkland Chamber of Commerce
Market Neighborhood Association
Norkirk Neighborhood Association
Dennis Turnbow and Ross Worthington, Market Street I, LLC, 1611 Market Street, Kirkland, WA 98033
Kent and Patty Ahlf, 8235 NE 119th Street, Kirkland, WA 98033
Marjorie B. Nelson, 815 14th Avenue West, Kirkland, WA 98033
Jan K. Vanwyk, 805 14th Avenue West, Kirkland, WA 98033
Kari Nelson-Anspach and William Anspach, 465 – 140th Avenue NE, Bellevue, WA 98005
Val Bachmayer, 214 9th Avenue, Kirkland, WA 98033
Patti Smith, Smith Meacham Insurance, 523 Kirkland Way, Kirkland, WA 98033
Thelma Shanks, 815 18th Avenue West, Kirkland, WA 98033
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MEMORANDUM

To: City Council

From: Kirkland Planning Commission
Janet P. Pruitt, Chair
Janet Pruitt

Date: November 6, 2006

Subject: PLANNING COMMISSION RECOMMENDATION TO ADOPT MARKET NEIGHBORHOOD PLAN, MARKET STREET COMMERCIAL CORRIDOR SUBAREA PLAN AND REZONES (IV-03-27)

Introduction

We are pleased to submit the recommended plans and rezones for the Market Neighborhood and the Market Street Commercial Corridor for consideration by the City Council. This is the first major update to the Market Neighborhood Plan in nearly 30 years. Over the past two plus years, the Planning Commission has made an effort to consider input from interested citizens, the Market Working Group, the Transportation Commission, and testimony from the neighborhood at the public hearings.

While all but one of the private amendment requests reviewed with the Plan update were dropped from further consideration after the Council briefing in August 2005, the Commission did study historic lot size and development patterns in the neighborhood to come up with two proposed options to address concerns that we heard expressed during the update process. These two options are discussed below.

Market Neighborhood Plan Highlights (see Attachments 1 and 2)

1. Encourage Housing Diversity (Plan Goal M 4 and Policy M 4.2) :
   Diversity is part of the vision for the Market Neighborhood. That includes alternative housing styles to provide choices for a diverse community that represents a range of ages, households, incomes and backgrounds. We wanted to find a way to create or retain some smaller homes so that there is more housing choice, and to counter the market trend toward large homes that maximize the building envelope and change the character of the neighborhood. This concept has also been proposed for the Norkirk Neighborhood.

EXHIBIT A
City Council Study 11/21/06

The purpose of the Small Lot Single-Family proposal is to provide an incentive to preserve existing small homes and promote some smaller new homes. It allows subdivisions with smaller lots than otherwise permitted. This would occur in the RS 8.5 and RS 7.2 zones by allowing properties of at least 14,500 square feet in the RS 8.5 zone, and 12,200 square feet in the RS 7.2 zone, to be subdivided into two lots if a small house is built or retained on the smaller of the two newly created lots. In the RS 8.5 zone, one lot would remain 8,500 square feet, and the other smaller lot could be a minimum of 6,000 square feet. In the RS 7.2 zone, one lot would remain 7,200 square feet, and the other smaller lot could be a minimum of 5,000 square feet. The lots with the small homes would be limited by a lower Floor Area Ratio (suggested somewhere in the range of .3 to .4). This proposal would potentially allow up to 10 additional lots in the RS 7.2 zone and 6 additional lots in the RS 8.5 zone (see Attachments 6 and 7). If Policy M 4.2 is approved by City Council, the regulations for implementing it will be drafted in the first quarter of 2007.

2. Encouraging Retention of Buildings of Historic Significance (See Plan Goal M 1 and Policy M 1.2):
   The Market Neighborhood is one of the most historic neighborhoods in Kirkland and the vision statement acknowledges the special role that the historic homes play in the neighborhood. This policy creates an incentive for owners of these historic houses to retain them. It allows smaller lot sizes when subdividing a lot that contains an historic building, if the building is preserved. This concept has also been proposed for the Norkirk Neighborhood. In the RS 7.2 zone, this approach would allow subdivision of properties of at least 10,000 square feet containing recognized historic buildings. The minimum lot size would be 5000 square feet in the RS 7.2 zone. The minimum lot size in the RS 8.5 zone would be 6000 square feet and the minimum lot size in the Waterfront District II (WD II) zone would be 7,200 square feet. There are up to 8 historic buildings in the Market Neighborhood RS 7.2 zone, one building in the RS 8.5 zone and 2 buildings in the WD II zone (see Attachments 8, 9 and 10). These figures are based on an inventory done for the Heritage Society by consultant, Mimi Sheridan, in 1999. If approved by City Council, the regulations for implementing the historic preservation proposal will be drafted in the first quarter of 2007.

3. Allowing Alternative Housing Options (See Plan Goal M 4 and Policy M 4.1):
   Alternative and innovative housing types are allowed (e.g. attached, clustered small lot single-family, accessory dwelling units & cottage housing) to provide housing choice in low-density areas. A similar policy has also been proposed for the Norkirk Neighborhood Plan. Implementing regulations will be drafted as part of the innovative housing work program during 2007.

4. Pedestrian Connections (See Plan Goal M 6 and Policy M 6.1):
   Pedestrian and bike routes that connect activity areas and link the Market Neighborhood with other neighborhoods are identified.

5. Boundary Changes:

   - The Market Neighborhood boundary is moved to the middle of Market Street. (See Plan Figure M-1: Market Neighborhood Boundaries Map)

   - A Market Street Commercial Corridor Subarea Plan is established to address goals and policies for the commercial district that straddles Market Street. (See Attachments 3 and 4)

6. Parcel Rezones (see rezone map, Attachment 5):

   - A rezone of 805 and 815 14th Avenue West from RS 12.5 to RS 8.5 is proposed to make zoning of these properties consistent with the other properties in the area and the existing Comprehensive Plan designation.

   - A rezone of the parking lot adjoining 1611 Market Street from RS 7.2 to PR 3.6 is proposed to match the zoning of the parking lot to that of the adjoining property at 1611 Market Street which is under common ownership.

Market Street Commercial Corridor Subarea Plan Highlights (see Attachments 3 and 4)

1. Maintain the development pattern of office and multifamily along the corridor (Plan Goal MS 2 and Policy MS 2.1) :

   The vision statement describes the corridor as an attractive, economically healthy area that accommodates neighborhood oriented businesses, office uses and multifamily housing. The commercial uses provide shopping and services for residents of both the Market and Norkirk Neighborhoods. The scale and pattern of development of the corridor are to remain respectful of the adjacent single family neighborhoods.

2. Designate an historic district at the intersection of 7th Avenue and Market Street (Policy MS 2.2 and Figure MS-3):

   This district will include all properties in the existing BC zone at the intersection. This area represents the original town center and is still a focal point for Kirkland's history with its remaining 1890's buildings.

3. Do design review for the historic district and possibly for other areas of the corridor (Plan Goal MS 4 and Policy MS 4.2).

Follow-up work on draft regulations for the historic district will be done after the plan is adopted in December. A separate public hearing to solicit comments on potential regulation changes will occur during the first quarter of 2007.

Future Actions

Some of the proposed goals and policies will require implementation through other Planning projects following the adoption of the Market Neighborhood Plan and the Market Street Commercial Corridor Subarea Plan.

MARKET NEIGHBORHOOD PLAN

Historic Context Policy M 1.2: Regulations to implement this policy to preserve historic buildings will be drafted in the first quarter of 2007. The historic inventory that was used to do the initial research on this option was commissioned by the Kirkland Heritage Society in the late 1990's. We will use this or another inventory as the basis of confirming the viability of an historic building. Regulations will need to address the issue of retaining the historic home in perpetuity or some agreed upon length of time, and providing the mechanism to do so. The question of allowing some level of minor alterations in order to ensure that the homeowner has some flexibility to repair and maintain the home will also need to be addressed. We will have to work out details allowing a historic home to be moved within an existing lot in order to accommodate the placement of the home on the newly created lot.

Residential Land Use Policy M 4.2: Regulations to implement this Small Lot Single-Family option will be drafted in the first quarter of 2007. The regulations will need to address the maximum floor area ratio for houses on small lots, constraints such as flagged lots, and a mechanism for ensuring that a small home remains on the small lot in perpetuity.

Transportation Policy M 5.2: This policy highlights the functional role that alleys play in the street system. Some Commissioners are interested in regulations that either require or strongly encourage garages to be placed on alleys in areas that have an alley network. Regulations to implement this policy will be considered with code revisions in 2007.

MARKET STREET COMMERCIAL CORRIDOR SUBAREA PLAN

Urban Design Policy MS 4.2: The Market Street Commercial Corridor is presently made up of three main zones (see Attachment 11). The majority of the corridor is zoned Professional Office Residential (PR) with a density of 3600 square feet per unit. A small section on the south end has a density of 1800 square feet per unit. There is a Neighborhood Business Zone (BN) toward the north end of the corridor on the west side of Market Street. This zone presently contains a small strip mall development. There is also a Community Business Zone (BC) surrounding the historic district at 7th Avenue and Market Street.

Amendments to these existing Market Street Commercial Corridor zones may include new design guidelines, as well as new and revised zoning regulations. Appropriate retail uses for the corridor will also be considered. Other issues may arise once the follow-up work begins.

Public Participation

There is an extensive amount of material in the record for this project since the study of the Market Neighborhood has been going on for over two years. All public comments received since your June 20, 2006 briefing, are attached to this packet as Exhibit B. All Planning Commission meeting minutes are attached as Exhibit C.

Activities

A key element of the neighborhood plan update process has been public involvement activities.

- The initial Market / Norkirk / Highlands (MNH) kickoff meeting at Peter Kirk Elementary School on March 29, 2004 provided an opportunity for the citizens in all three neighborhoods to provide their input to staff on issues they wanted addressed during the update process.

- On June 2, 2004, Market residents were invited to participate in a workshop where their preferences were solicited on key questions affecting the neighborhood based on issues identified at the kick off meeting.

- The Market Working Group was convened from September through November 2004 to provide feedback to planning ideas formulated over the course of the study, based on public input from the workshop and kickoff meetings and from city initiated ideas. Committee members included neighborhood residents and property owners, representatives from the Market Neighborhood Association, and various stakeholders, including the PTSA, a youth representative, an environmental representative, a Chamber of Commerce representative, and business owners, and members of City boards and commissions such as the Heritage Society, Transportation Commission, Parks Board, Senior Council and Cultural Council. Planning Commissioner, Karen Tennyson, chaired the working group.

  The Market Working Group attended four meetings on the topics of transportation, housing, land use and private amendment requests, and the Market Street Corridor. A photo survey of the neighborhood to target issues for the update of the Plan was undertaken by the working group to identify strengths and weaknesses of the Market Neighborhood. Member's preferences on neighborhood issues were transmitted to the Planning Commission.

- At their May 2005 public hearing on initial concepts, the Planning Commission considered the working group preferences along with public's input in order to recommend plan preparation.

- The City Council directed changes to the Planning Commission's recommended direction on initial concepts at the Market Neighborhood Plan briefing in August 2005. At the briefing, the Council directed that only one of the private amendment requests, the rezone of the parking lot adjoining 1611 Market Street, should be further considered with the Plan update. Council also requested further study of two city initiated rezones and acknowledged it would be appropriate for the Commission to gather more data on lot sizes and development patterns in the neighborhood.

- After adoption of the Highlands Neighborhood Plan in December 2005, work began once more on the Norkirk and Market Plans. A vision workshop in February was attended by 50 people.

- The Norkirk and Market Working Groups reconvened in March 2006 for a joint tour of innovative housing projects in both Kirkland and elsewhere on the eastside to help determine the acceptance of innovative housing in both neighborhoods.

- Market Neighborhood residents attended the Planning Commission meetings over the course of this plan preparation phase and their input was considered as the draft plans were developed.

- In May, prior to the Council briefing on June 20 and the Planning Commission public hearing on September 14, the working group and Transportation Commission reviewed and recommended revisions to the draft plan.

- In June, The Council directed the Commission to continue studying the various options to address development patterns and lot sizes in the Market neighborhood. They also agreed with the Planning Commission direction to retain the existing PR 3.6 zoning and Comprehensive Plan designation for the properties located at 1230 and 1250 4th Street West.

- Five citizens provided public comment at the September public hearing. There were also three letters received. The Commission subsequently voted to recommend the Market Neighborhood Plan, Market Street Commercial Corridor Plan and 2 rezones that are attached.

Notices

All of these events were open to all members of the public and except for the working group meetings, all were advertised via the *King County Journal* and the City's cable channel, and on large public notice boards in the neighborhood. The *Kirkland Courier's* City Update page featured an article about all three plan updates and advertised the first public hearing. In addition, the City sent out direct mailings to all property owners, neighborhood residents and those residents within 300 feet of the neighborhood's boundary prior to the kickoff meeting, workshop and public hearings.

Prior to the public hearing on September 14, 2006, post card notices were again sent to all property owners, neighborhood residents and those within 300 feet of the neighborhood's boundary and public notice boards were posted on or near each property proposed for rezone. A letter explaining the rationale for the proposed rezones was sent to all property owners and residents within 300 feet of each rezone.

Two hundred and ninety-nine subscribers to the list service for the MNH Neighborhood Plan update project have been kept informed of the status of the MNH neighborhood plans update project. All staff memorandums were available for viewing on-line on the project website. Additionally, the project website advertised the meeting schedule.

cc: File IV-03-27

Attachments:

1. Recommended Market Neighborhood Plan
2. Recommended maps for the Market Neighborhood Plan
3. Recommended Market Street Commercial Corridor Subarea Plan
4. Recommended maps for the Market Street Commercial Corridor Subarea Plan
5. Recommended Map of Rezones
6. Map Market Neighborhood RS 7.2 - Single Family Option
7. Map Market Neighborhood RS 8.5 - Single Family Option
8. Map Market Neighborhood RS 7.2 – Historic Preservation Option
9. Map Market Neighborhood RS 8.5 – Historic Preservation Option
10. Map Market Neighborhood WD - II – Historic Preservation Option
11. Market Street Commercial Corridor Zones

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XV.K. MARKET NEIGHBORHOOD

1. OVERVIEW

The Market Neighborhood is located between Market Street on the east, Lake Washington on the west, Juanita Bay Park on the north and Lake Street West (including Heritage Park) on the south.

The development pattern is well established with single family homes in most of the neighborhood, while commercial and multifamily uses are located along Market Street south of 18th Avenue West.

Figure M-1: Market Neighborhood Boundaries

2. VISION STATEMENT

The historic Market Neighborhood is a friendly, walkable neighborhood along the shores of Lake Washington that is close to downtown Kirkland. Its residents enjoy their proximity to the lake through public view corridors and viewing stations, as well as the park system. Waverly Way near the western boundary of the neighborhood has both pedestrian and bicycle routes which provide beautiful unobstructed views of the Lake. The tree canopy in the neighborhood has been maintained and enhanced and it adds to the neighborhood's natural setting with mature trees and wildlife habitat. The neighborhood's five parks are within walking distance and offer both active and passive recreation for residents. Juanita Bay Park also provides an opportunity for people from the neighborhood, and from the broader community, to observe and enjoy wildlife habitat and open space.

XV.K. MARKET NEIGHBORHOOD

July 2006 Annual Independence Day Parade
Crossing Central Way onto Market

Market Street south of 18th Avenue West accommodates neighborhood oriented businesses and multifamily housing, including living facilities for seniors. The area surrounding the intersection of Market Street and 7th Avenue is a reminder of Kirkland's past with its historic buildings from the 1890's as well as street lights and other improvements that reflect its historic character. This area was to be the original downtown of Kirkland and is still a focal point for the City's history. Well landscaped buffers, appropriate site design and architectural treatments provide a smooth transition between Market Street and the homes in the neighborhood. Market Street provides efficient access to the neighborhood, while still functioning as a principal north/south arterial.

There are a variety of interesting housing styles in the Market neighborhood. Although considerable redevelopment has occurred, the historic homes that remain are valued. Alternative housing options have helped to provide for a changing and diverse population by supplying more housing choices. Streets are safe and attractive for pedestrians, bicycles and cars. The transportation network provides easy access within the neighborhood and to other parts of the City and region.

Market Neighborhood residents take great pleasure in this beautiful place to live.

3. HISTORIC CONTEXT

The Market Neighborhood is one of the most historic in the City of Kirkland and has had a significant role in the development of the City starting in the late 1880's when a majority of land was purchased

to be part of Peter Kirk's new town. The area west of Market Street was to be a neighborhood based on social principles emerging in England to combine worker and executive housing into one neighborhood. The new Kirkland town center was at the intersection of Market Street and Piccadilly (7th Avenue). This intersection continues to be one of the most historically significant in Kirkland.

Homesteads in the 1870's

The land homesteaded in the 1870's by Andrew and Susannah Nelson and their son Christian Nelson as well as the Cedarmere tract included all of the land from Lake Washington to First Street. The Nelson's were a Danish family who came to Kirkland in 1877. They built a small white frame house on the property at the northeast corner of Market and Central (about where the telephone building is now located).

Kirkland Land and Improvement Company

Between 1888 and 1890, Peter Kirk's Kirkland Land and Improvement Company purchased many of the homesteads to begin the proposed new city which would support the construction of the Steel Mill on Rose Hill near Forbes Lake. In 1890 the original plat prepared by John Kellett, Kirk's engineer, was done with the street layout much as we see it today. In 1889, a number of homes for both workers and administrators were built in the Market Neighborhood although few of the roads were built until years later.

In 1893 the nation-wide depression wiped out Peter Kirk's dream of Kirkland becoming the "Pittsburgh of the West" as the financial backing stopped and the mill closed without ever having produced steel. Very little development occurred in Kirkland until after 1910, but even though times were tough, the citizens voted to incorporate in 1905.

Boom Development 1910 – 1930 - Burke & Farrar:

Peter Kirk Mansion

XV.K. MARKET NEIGHBORHOOD

One of the most significant eras of development in Kirkland was from 1910 through the 1930's after Burke & Farrar, Seattle developers, purchased Peter Kirk's remaining holdings. Although this era coincided with the national popularity of the Arts and Crafts movement and the construction of bungalow and craftsman styles of homes, the Market Neighborhood was not as impacted by their development as the adjacent Norkirk neighborhood. Burke & Farrar purchased Peter Kirk's Mansion on Waverly Way near 2nd Street West in 1916 and demolished it in order to divide the property into smaller lots.

Change of Street Names:

In the late 1920's the street names defined in the original Kirk Plat were changed to the present name system to facilitate public safety. The street signs installed in 1999 and 2000 reflect the original historic names. Examples of these include: Market Street - a traditional name assigned to the agricultural roads that led from the farms to the market place – in this case, the ferry to Seattle. Waverly Way also retained its original name. Streets reflecting the English roots of Kirk and Kellett included: 5th Avenue West – Bond Street; 8th Avenue West – Regent Street; and 4th Street - Fleet Street. Others were named after States: 17th Avenue West – Oregon Street; and some after Presidents: 7th Street West – Monroe Street.

Schools on the Waverly Site (now Heritage Park)

The Union A High School or Kirkland High School was built in 1922 with the first graduating class in 1923. It served as the high school until 1950 when the new Lake Washington High School was built. The building served as a Junior High after the high school moved. In the early 1970's the older portion of the building was destroyed by fire and demolished. However, the historic terraces remain today in Heritage Park.

The Union A High School

XV.K. MARKET NEIGHBORHOOD

The junior high school at the northwest end of the site was built in 1932 and demolished by the City in 1987 after being vacant for a number of years. The main entry arch was saved and in 2005 was moved to the corner of Market Street and Waverly Way as the symbolic entry to Heritage Park.

Historic Properties:

The Kirkland Heritage Society utilized a grant from the Kirkland City Council to conduct an inventory of properties meeting established historic criteria in 1999. Over one third of the structures on this citywide inventory are in the Market Neighborhood, with many of them having high priority status. Two buildings in the neighborhood, the Loomis House and Sears Building, are on the National Register of Historic Places.

Right to left: Sears Building at northeast corner of 7th Avenue and Market Street (2006), Sears Building (historic photo), and Loomis House at 304 8th Avenue West

Goal M 1 – Encourage preservation of structures and locations that reflect the neighborhood's heritage.

Policy M 1.1:

Provide markers and interpretive information at historic sites.

Providing this information will identify these important sites and enable future residents to have a link with the history of the area.

Policy M 1.2:

Provide incentives to encourage retention of identified buildings of historic significance.

Allow flexibility in lot size requirements for lots that contain historic buildings. This incentive will allow lots containing historic buildings to be subdivided into smaller lots than would otherwise be permitted if the historic buildings meet designated criteria and are preserved on site.

Minimum lot size in this situation would be 5000 square feet in a RS 7.2 zone, 6,000 square feet in a RS 8.5 zone and 7,200 square feet in a Waterfront District II (WD II) zone. This incentive would allow up to two smaller lots, including the one containing the historic building, if the recognized integrity of the historic building were preserved. If additional lots were created by the subdivision, they would have to meet the lot size requirements for the zone.

4. NATURAL ENVIRONMENT

Goal M 2 – Protect and enhance the natural environment.

Policy M 2.1:

Protect and improve water quality and promote fish passage by undertaking measures to protect Lake Washington, wetlands, streams and wildlife corridors.

The Market Neighborhood is located within the Kirkland Slope, Forbes Creek, Moss Bay, and South Juanita Slope drainage basins (Figure M-2). Various Forbes Creek tributaries and wetlands constitute a valuable natural drainage system that flows into Lake Washington through Juanita Bay Park, a high quality ecological area. This drainage system serves the drainage, water quality, wildlife and fish habitat, and open space needs of the northern portion of the neighborhood.

With the exception of Forbes Creek, no wetlands or streams have been mapped or identified in the Market Neighborhood. There is extensive cutthroat trout habitat in the main stem of Forbes Creek downstream of Forbes Lake and known salmonoid locations in Juanita Bay Park.

XV.K. MARKET NEIGHBORHOOD

Scenic natural areas at Juanita Bay Park

Water quality is an important issue in the Market Neighborhood. Even in areas without significant streams, water from the neighborhood drains to Lake Washington. Pesticide and fertilizer use should be avoided since it can be harmful to the Lake.

Figure M-2: Market Neighborhood Sensitive Areas

Policy M 2.2:

Develop viewpoints and interpretive information around streams and wetlands if protection of the natural features can be reasonably ensured.

Juanita Bay Park provides educational opportunities to help citizens learn about the locations, functions, and needs of sensitive areas and the wildlife that are dependent on these areas. This information helps to protect the park from the potentially negative impacts of nearby development and can increase public appreciation and stewardship. When appropriate, additional interpretive information and viewpoints should be added.

Policy M 2.3:

Protect, enhance and properly manage the urban forest and other vegetation by striving to retain and enhance the tree canopy including street trees, landmark and specimen trees, and groves of trees.

XV.K. MARKET NEIGHBORHOOD

Juanita Bay Park

In the Market Neighborhood, protecting, enhancing, and retaining healthy trees and vegetation are key values that contribute to the quality of life. Maintenance and preservation of significant trees on developed private property will have a great impact on the overall urban forest.

Trees should be retained and protected whenever there are feasible and prudent alternatives to site development that will allow for their preservation. The tree canopy can also be enhanced through street tree planting and the addition of trees in parks and open space areas.

Policy M 2.4:

Ensure that development is designed to avoid damage to life and property on properties containing high or moderate landslide or erosion hazards areas.

The Market Neighborhood contains areas with steep slopes including medium and high landslide areas along the Lake Washington shoreline. These areas are prone to landslides, which may be triggered by grading operations, land clearing, irrigation, or the load characteristics of buildings on hillsides. Seismic hazard areas are also found along Lake Washington and in Juanita Bay Park (See Figure M-3). These areas have the potential for soil liquefaction and differential ground settlement during a seismic event.

Figure M-3: Market Neighborhood Seismic and Landslide Hazards

Policy M 2.5:

Protect wildlife throughout the neighborhood.

XV.K. MARKET NEIGHBORHOOD

Red-winged Black Bird

The Market Neighborhood and Juanita Bay Park are home to many forms of wildlife, including bald eagles, beavers, herons, turtles, salmon and many other fish and bird varieties. The neighborhood is fortunate to include the Juanita Bay Park urban wildlife habitat, which is a unique environment within the City. There is also a bald eagle's nest in the northwest portion of the neighborhood. Protection of these special habitat areas is important so that they will be preserved for future generations.

People living in the neighborhood also have opportunities to attract wildlife and improve wildlife habitats on their private property. The City, the Washington Department of Fish and Wildlife, and other organizations and agencies experienced in wildlife habitat restoration can provide assistance and help organize volunteer projects.

5. LAND USE

The Market Neighborhood primarily has a single family residential land use pattern. Retail, commercial, office, multi-family and mixed uses are focused in the Market Street Corridor.

Goal M 3 – Retain neighborhood character while accommodating compatible infill development.

XV.K. MARKET NEIGHBORHOOD

Policy M 3.1:

Retain the predominantly detached single-family housing style in the core of the Market Neighborhood.

Market is a well-established neighborhood that has predominately low-density (3-6 dwelling units per acre) traditional single-family residential development. The land use transitions from low-density residential to medium-density multi-family and commercial development at the eastern border adjacent to Market Street. Maintaining the eclectic mix of housing styles and sizes is important to the neighborhood's character.

Goal M 4 – Allow alternative residential development options that are compatible with surrounding development.

Policy M.4.1:

Allow a variety of development styles that provide more housing choices in low-density areas.

It is important to encourage the provision of housing infill options for a wide spectrum of households in response to demographic trends. Alternative housing types can provide more choice in meeting changing demographics such as smaller households.

Compatibility with the predominant traditional detached single-family housing style in the neighborhood will determine the acceptance of housing alternatives. Architectural and site design standards to ensure compatibility with adjacent single-family homes are important to successful

integration of alternative housing into the neighborhood. Styles such as cottage housing, compact single-family homes, zero lot line, common wall homes (attached), accessory dwelling units, and clustered dwellings are appropriate options to serve a diverse population and changing household needs. They may also help to maintain the diversity of housing that characterizes the Market Neighborhood.

Policy M 4.2:

Encourage diversity in size of dwelling units by preserving and/or promoting smaller homes on smaller lots.

Diversity can be achieved by allowing properties to subdivide into lots that are smaller than the minimum lot size allowed in the zone if at least one of the lots contains a small home. This incentive encourages diversity, maintains neighborhood character, and provides more housing choice.

Up to 50% of the lots to be subdivided should be allowed to be smaller than the zoning designation allows if a small home is retained or built on the small lots. The lots containing the small homes should be no less than 5,000 square feet in the RS 7.2 zone and no less than 6,000 square feet in the RS 8.5 zone. The size of the houses would be strictly limited by a reduced floor area ratio and all other zoning regulations would apply. The other 50% of the lots created by the subdivision would have to meet the size requirements for the zone.

MARKET STREET SUBAREA: The Market Neighborhood includes properties along the west side of Market Street. Land Use goals and policies for these properties are addressed in the Market Street Corridor Subarea Plan.

Figure M-4: Market Neighborhood Land Use

6. TRANSPORTATION

STREETS

The street network in the Market Neighborhood is in a grid pattern. Maintenance of this grid promotes neighborhood mobility and more equitable distribution of traffic on neighborhood streets. The streets that compose this grid network consist of collector and local streets and alleys, with one principal arterial (Market Street) located at the eastern boundary. There are no minor arterials in the Market Neighborhood. Streets are described below and shown on Figure M-5. Traffic is well distributed throughout the neighborhood by the existing street system.

Market Street is a principal arterial that is the most traveled route into and along the eastern border of the neighborhood. Most of Market Street is fully improved with one lane in each direction, and a series of left turn pockets. The street is fully developed with curbs, gutters, sidewalks, a landscape strip and bike lanes. A landscape median provides additional green space while controlling left turn movements. A center turn lane north of the 7th Street West intersection extends to Forbes Creek Drive.

Figure M-5: Market Neighborhood Street Classifications

Collectors: Two streets within the grid network of the Market Neighborhood serve as neighborhood collectors. These streets connect the neighborhood to the arterial system and provide primary access to adjacent uses. Design standards for these streets call for two traffic lanes, a parking lane, curbs, gutters, sidewalks, and landscape strips. These collector streets are listed below and are also shown on Figure M-5.

6th Street West is a collector street from Waverly Way on the west side of the Market Neighborhood to Market Street on the east side. It provides access through the center of the neighborhood.

XV.K. MARKET NEIGHBORHOOD

View down Waverly Way from 6th Street West.

Waverly Way connects from 6th Street West to Market Street at the south end of the neighborhood. It provides north/south access along the western side of the Market neighborhood.

Neighborhood Access: All of the streets not discussed above are classified as neighborhood access streets. These streets provide access to adjacent residences and connect to collectors or arterials. Full improvements on these streets typically include a travel way, on-street parking, curbs, gutters, sidewalks, and landscape strips. Full improvements do not exist on many of the neighborhood access streets in the Market Neighborhood.

Alleys: Portions of the Market Neighborhood platted in the early part of the 20th century are served by mid-block alleys.

Goal M 5 – Improve mobility for the Market Neighborhood.

Policy M 5.1:

Incorporate measures that will allow for improved access to Market Street during heavy traffic periods without disrupting the general flow of traffic.

Initial research indicates that such issues as pedestrian safety, sight distance problems, short acceleration lanes, speeding, lack of gaps for entry traffic, and transition to a 25 mph zone near the downtown all contribute to general traffic flow problems during peak hours. Possible solutions to the problem include: simplifying intersections; creating gaps in the traffic; and calming or slowing traffic on Market Street. On-going observation and study will be necessary to ensure that Market Street will

continue to function as a principal arterial while providing efficient access to the Market Neighborhood.

Policy M 5.2:

Maintain the street and alley grid in the Market Neighborhood.

The grid system enhances mobility within the neighborhood. Alleys provide access and service routes for the lots they abut, while the streets provide circulation through the neighborhood. Utilizing alleys minimizes the number of curb cuts needed to serve abutting uses, thus minimizing conflicts with pedestrian and vehicular traffic on the streets.

PEDESTRIAN/BICYCLE CIRCULATION

The existing City of Kirkland Nonmotorized Transportation Plan (NTP) maps most of the bicycle and pedestrian facilities planned for a 10-year horizon. Those projects mapped in the Market Neighborhood Plan not shown in the NTP will be added during periodic updates to the NTP. Figures M-6 and M-7 show the planned bike and pedestrian system for the Market Neighborhood.

City street standards require that all through streets have pedestrian improvements. Generally, these improvements include curbs, gutters, landscape strips, and sidewalks. Pedestrian improvements are usually installed by the developer as new development occurs. Sidewalks can also be installed through the capital improvement budget process in areas that have already been developed.

Bicycles are permitted on all City streets. Bike facilities may include a shared roadway, a designated bike lane with a painted line, or a shared use path for bicycle and pedestrian use. The routes identified for proposed bicycle improvements are shown in Figure M-6.

Goal M 6 – Encourage mobility and the use of nonmotorized transportation by providing improvements for pedestrians and bicyclists.

Policy M 6.1:

Enhance and maintain pedestrian and bicycle infrastructure within the Market Neighborhood, especially on routes to activity nodes (including school walk routes) and adjacent neighborhoods.

XV.K. MARKET NEIGHBORHOOD

The following routes should be added to the Nonmotorized Transportation Plan. The Capital Improvement budget process prioritizes when routes identified in the NTP will receive funding for improvements.

- 9th Street West – between Market Street and 20th Street across Juanita Bay Park should be improved for both pedestrians and bicycles.
- Waverly Way - should be improved with a sidewalk on the west side of the street. View stations at the unopened street ends at 4th Street West and 5th Street West along Waverly should also be considered.
- 6th Street West – complete a pedestrian sidewalk between 11th Avenue West and Market Street
- 4th Street West – complete a pedestrian sidewalk between 11th Avenue West and Market Street
- 18th Avenue West – complete pedestrian sidewalk along 18th Avenue West to Market Street.
- Lake Avenue West Street End Park – complete a pedestrian pathway across Heritage Park from Waverly Way to the Street End Park.

Figure M-6: Market Neighborhood Bicycle System

Figure M-7: Market Neighborhood Pedestrian System

7. OPEN SPACE/PARKS

There are five publicly owned parks in the Market Neighborhood that provide park and open space amenities. Some parks also protect sensitive and natural areas.

Juanita Bay Park is a 143.8 acre nature park with over ½ mile of waterfront on Lake Washington. The park includes interpretive trails and boardwalks, a public restroom, on-site parking, urban wildlife habitat, wetlands, open lawn areas, interpretive displays, benches and picnic tables.

Kiwanis Park is a 1.8 acre undeveloped waterfront park located in the northern portion of the neighborhood. The park has 450 lineal feet of waterfront on Lake Washington and a trail. The site is heavily wooded with a variety of deciduous and evergreen trees.

XV.K. MARKET NEIGHBORHOOD

Waverly Beach Park

Waverly Beach Park is a 2.8 acre waterfront park with 490 lineal feet on Lake Washington. It includes a public dock, picnic tables, benches, public restrooms, a children's playground, an open lawn, on-site parking, hand carried boat launching, a life-guarded swimming beach and fishing. The park is located along the shoreline near the center of the Market Neighborhood.

Heritage Park is a 12 acre community park with two historic landmarks (Heritage Hall and the old Kirkland Junior High archway), interpretive signs, trails, open lawn areas, tennis courts, and on-site parking. The site also provides parking for the downtown boat launch. A phased master plan is in place for the park, and improvements (including a children's playground) will be completed over time. It is located at the southern end of the Market Neighborhood.

Lake Avenue West Street End Park is a waterfront park located near ~~at~~ the northern end of Heritage Park near 2nd Street West. This small parcel provides access to Lake Washington and scenic views of the Seattle and Bellevue skylines.

Figure M-8: Market Neighborhood Parks and Open Space

Goal M 7 – Ensure adequate park and recreation facilities in the Market Neighborhood.

Policy M 7.1:

Enhance parks within the Market Neighborhood as needed.

Desirable additions to the Market Neighborhood park system include:

- Further development of Heritage Park (over several phases)

- Development of Kiwanis Park after completion of a park master plan with community input,
- Renovation of Waverly Beach Park, and
- Restoration of wetlands and forested areas of Juanita Bay Park.

Policy M 7.2:

Pursue development of a new neighborhood park where the park level of service is deficient.

The Parks Department has a desired level of service (LOS) identified in the 2001 Comprehensive Park, Recreation, and Open Space Plan for a neighborhood park within a quarter-mile radius of every household. This LOS has not been met in the northern sector of the Market Neighborhood.

8. PUBLIC SERVICES/FACILITIES

Goal M 8 – Provide public and private utility services for the neighborhood.

Policy M 8.1

Provide potable water, sanitary sewers and surface water management facilities to new and existing development in accordance with the Water Comprehensive Plan, the Sanitary Sewer Comprehensive Plan, the Surface Water Master Plan, the Kirkland Municipal Code, and the adopted storm water design requirements.

The City provides water, sewer and surface water service to its citizens. Gas, telephone, internet and cable service are private utilities. All existing homes in the Market Neighborhood are on sanitary sewer service. New development is required to install water and sewer service as a condition of development and also to meet storm water requirements.

XV.K. MARKET NEIGHBORHOOD

9. URBAN DESIGN

Goal M 9 – Preserve public view corridors within the neighborhood.

Policy M 9.1:

Preserve the public view corridors of Lake Washington, Seattle, and the Olympic Mountains.

Public view corridor from 7th Avenue West and 3rd Street West

The street system provides the Market Neighborhood with a large number of local and regional views. These view corridors that lie within the public domain are valuable for the beauty, sense of orientation, and identity that they provide to the Market Neighborhood.

Policy M 9.2:

Enhance public views through the use of view stations along Waverly Way.

The existing unopened City street ends at 4th Street West and 5th Street West along Waverly Way can be improved as viewing stations for the pubic. These stations will complement the proposed pedestrian sidewalk along the west side of Waverly Way and the existing bicycle route.

XV.K. MARKET NEIGHBORHOOD

Goal M 10 – Encourage residential design that builds community.

Policy M 10-1:

Establish development standards that contribute to a vibrant neighborhood.

Building and site design should respond to both the conditions of the site and those of the surrounding neighborhood. A variety of building forms and materials result in homes with their own individual character. Appropriate building setbacks, garage treatments, sidewalks, alley access, and architectural elements such as entry porches help foster a pedestrian orientation and encourage greater interaction between neighbors.

Policy M 10.2:

Encourage appropriate scale for single family development.

Appropriate scale results in the perception that new houses are in proportion to their lots. Setbacks, building mass, lot coverage, landscaping and building height all contribute to houses that successfully fit into the neighborhood.

Figure M-9: Market Neighborhood Urban Design

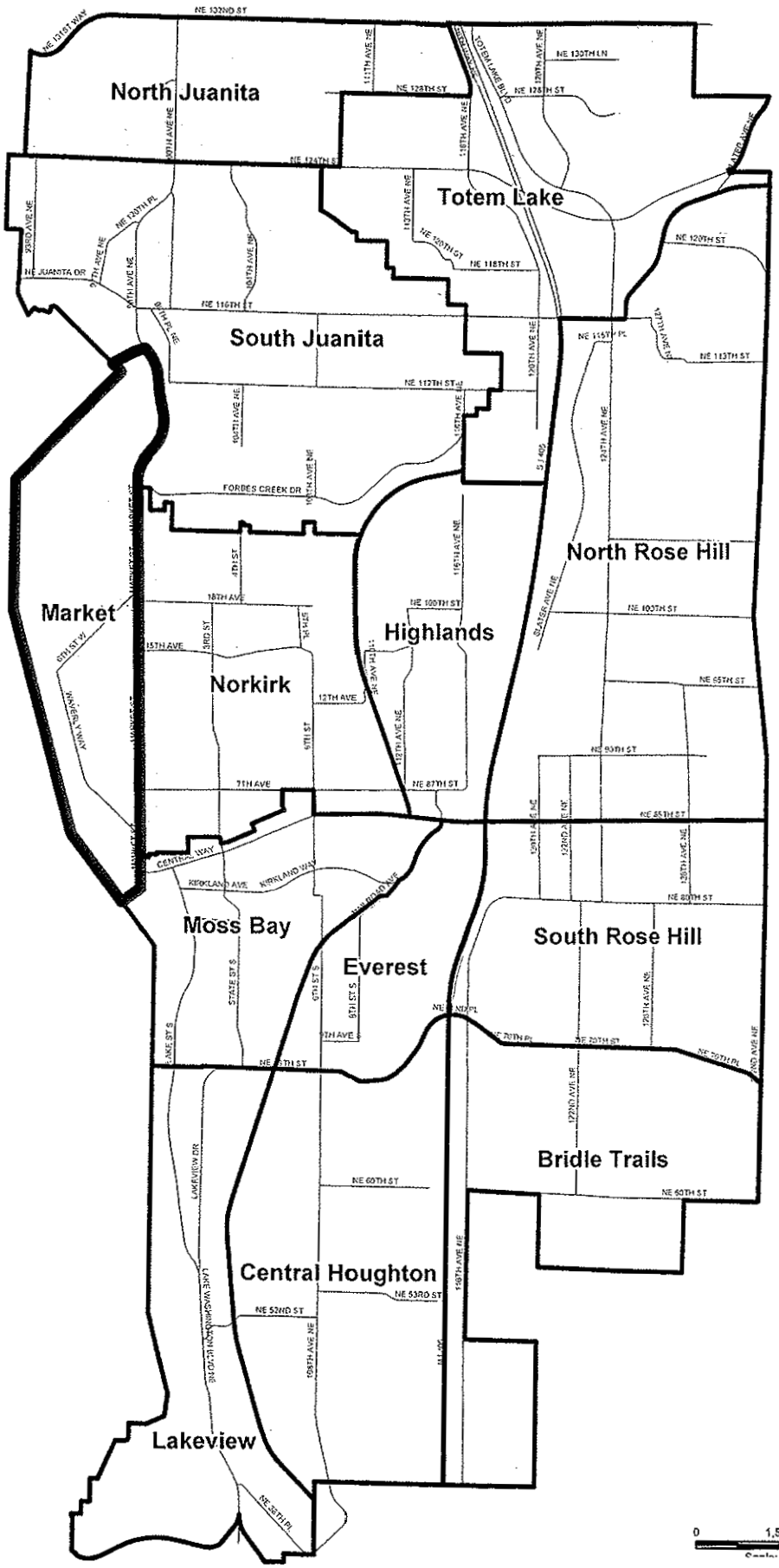


Figure M-1: Market Boundaries

ATTACHMENT 2

City Council Study 11/21/06

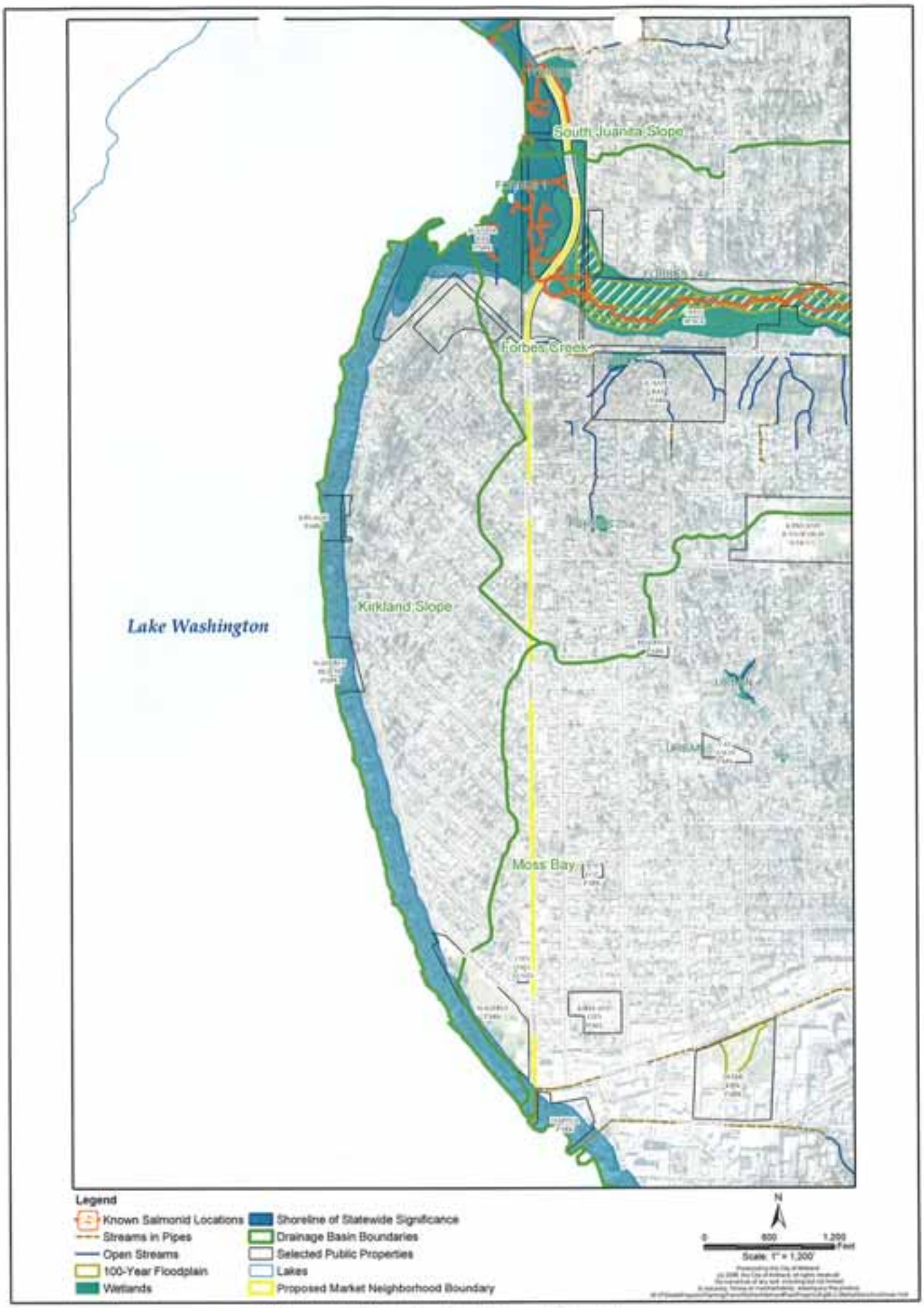


Figure M-2: Market Sensitive Areas

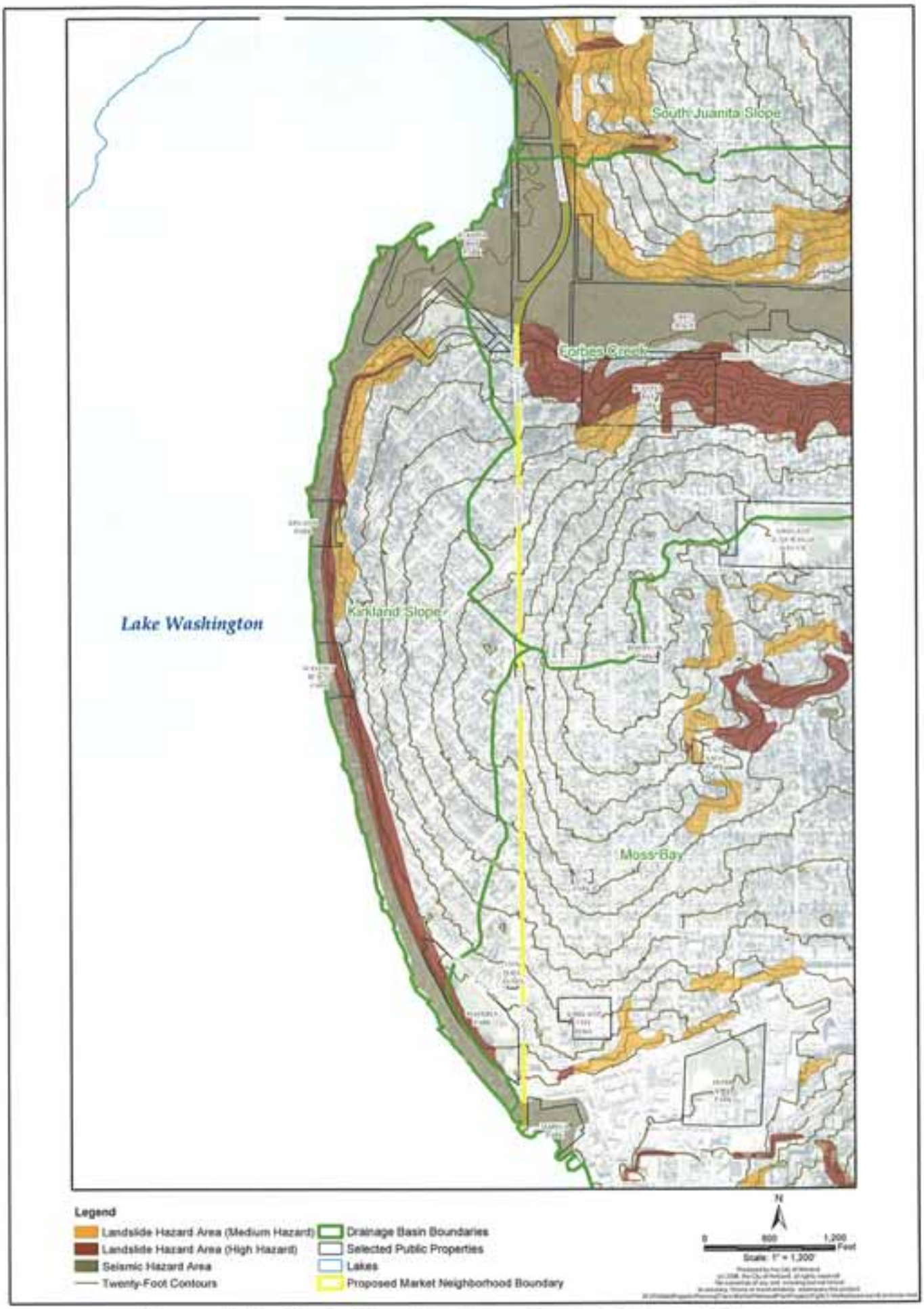
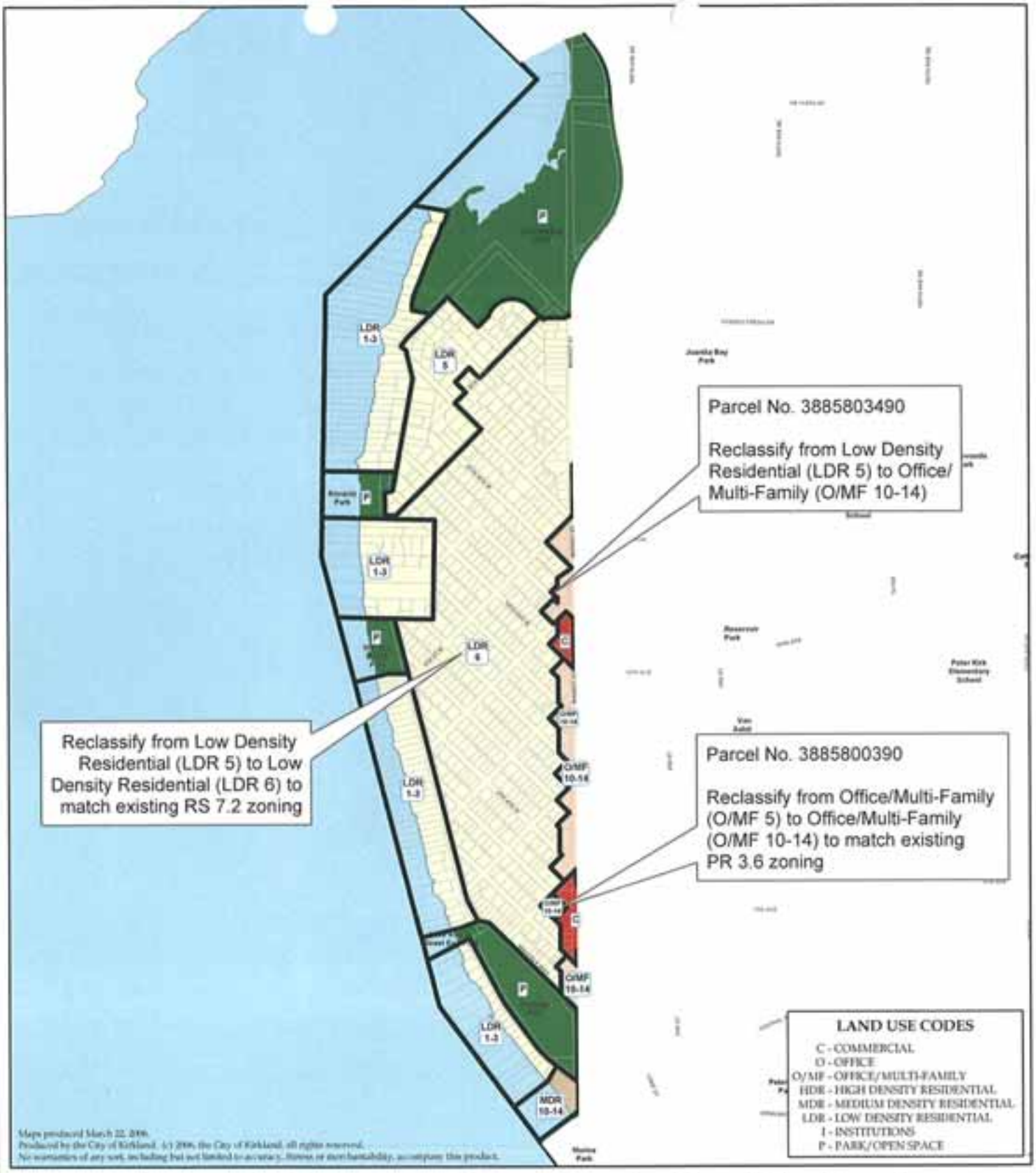


Figure M-3: Market Landslide and Seismic Hazard Areas



Proposed Changes to Comprehensive Land Use Map & Market Neighborhood Land Use Map

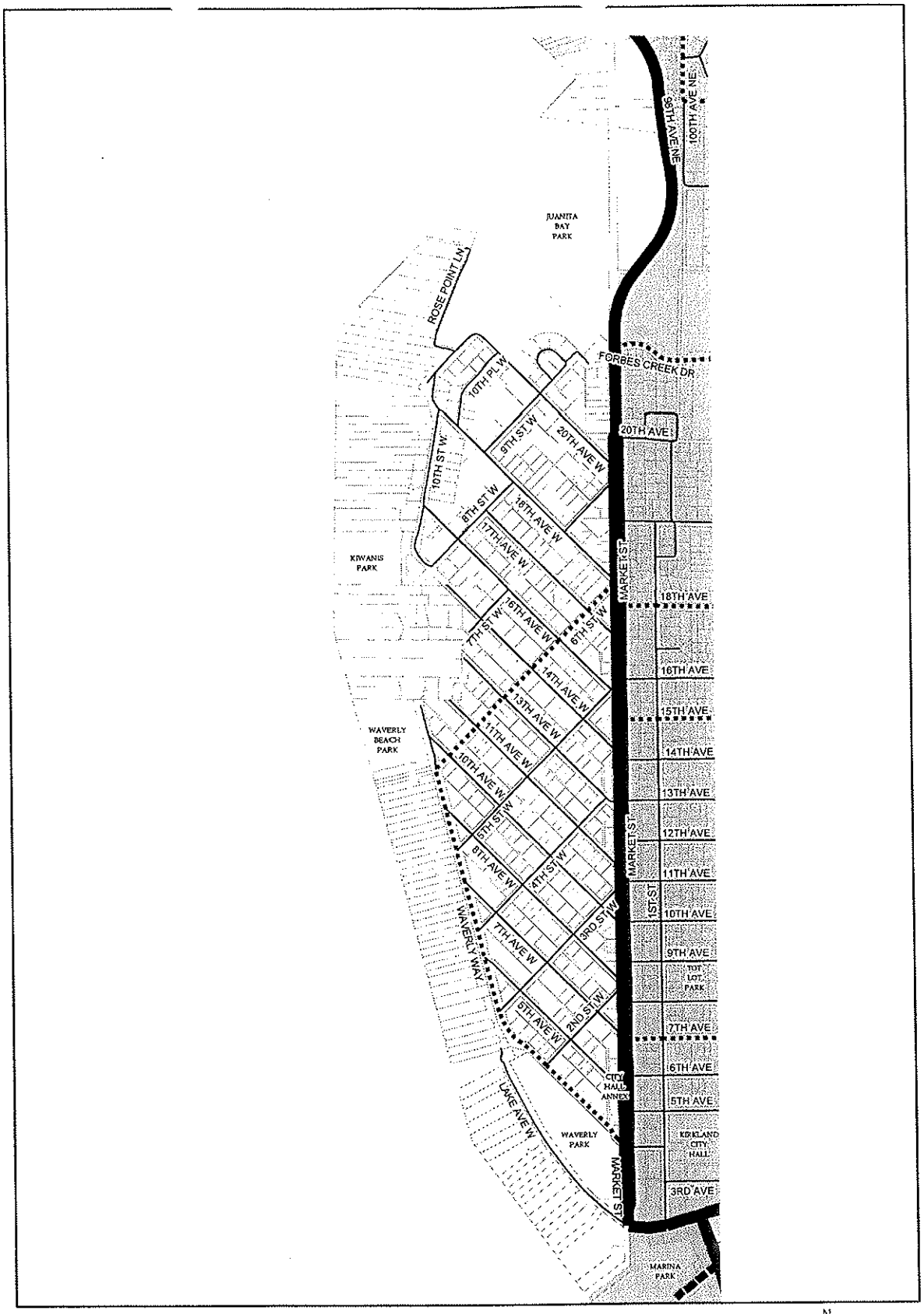
Market Neighborhood

Figure M-4: Land Use

ORDINANCE NO. 4024
ADOPTED by the Kirkland City Council
December 13, 2005

LAND USE BOUNDARIES
SUBAREA BOUNDARY
PUBLIC FACILITIES
PARCEL BOUNDARIES
LDR 5* — LAND USE CODE / DENSITY (UNITS/ ACRE)
NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
* INDICATES CLUSTERED LOW DENSITY

0 300 600
Feet



Legend

Functional Classifications

- Neighborhood Access
- Collector
- Minor Arterial
- Principal Arterial

Building Footprints

Tax Parcel Boundaries

N

0 437.5 1,175 Feet

Scale: 1" = 1,175'

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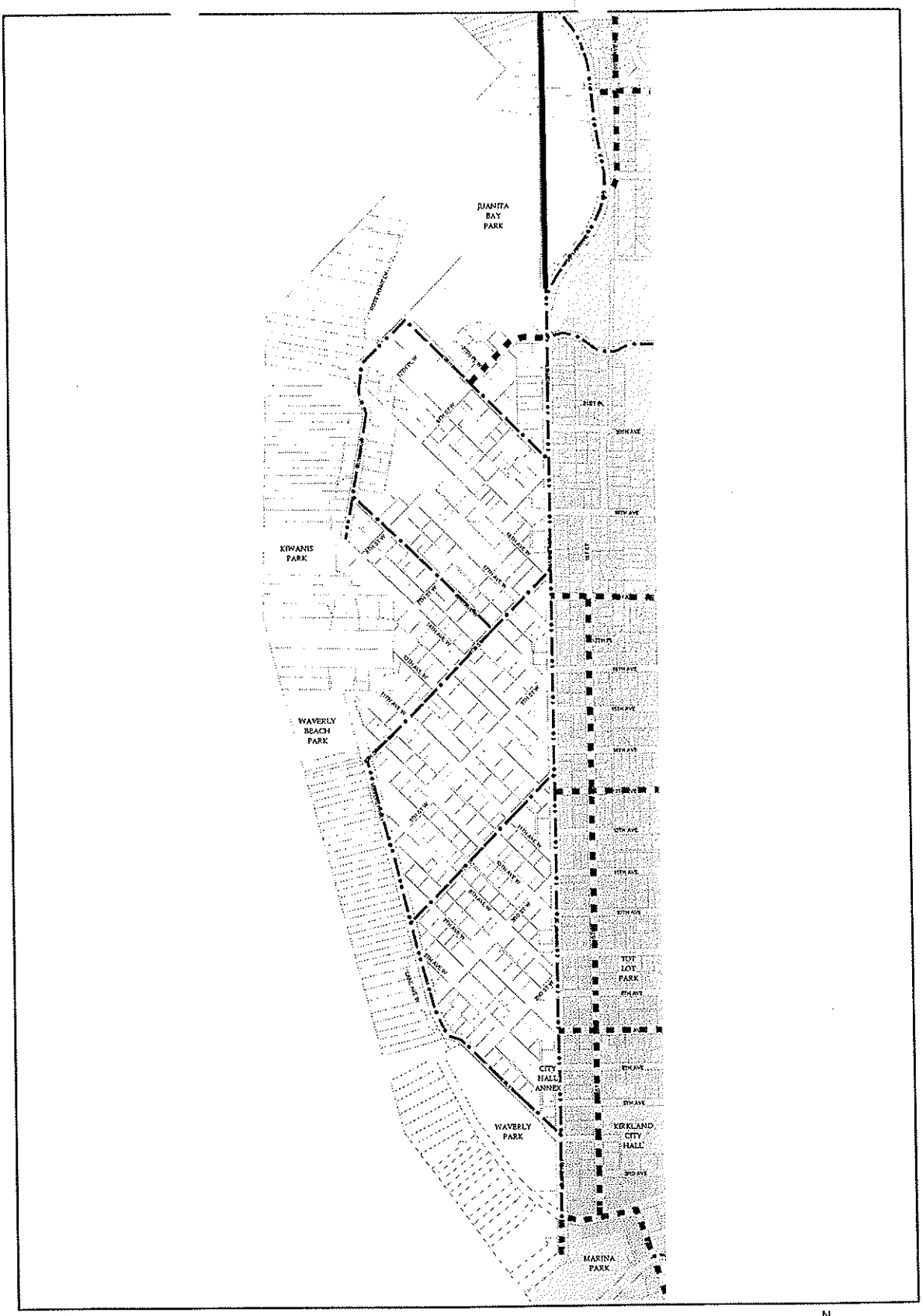
Figure M-5: Market Functional Classifications



Legend

- Existing Bike System
- Proposed Bike System
- Proposed Shared Use Paths
- Existing Shared use Paths
- Building Footprints
- Tax Parcel Boundaries

N

0 583.5 1167 Feet

Scale: 1" = 1,167'

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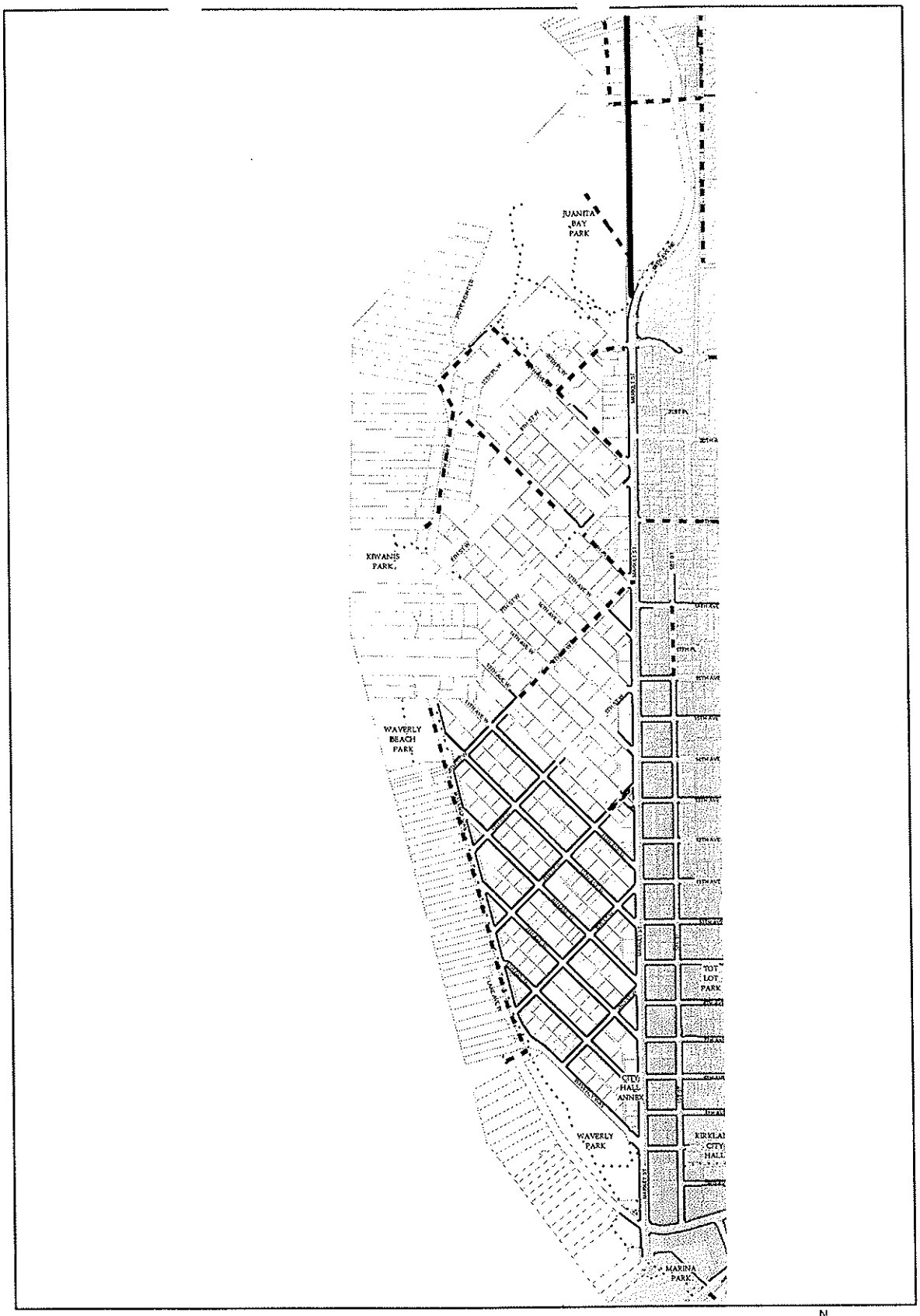
Figure M-6: Market Bicycle System



Legend

- Existing Sidewalks
- Proposed Sidewalks/Walkways
- Proposed Shared Use Paths
- Existing Shared Use Paths
- Maintained Trails
- Building Footprints
- Tax Parcel Boundaries

N

0 583.5 1167 Feet

Scale: 1" = 1167'

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City of Kirkland Market Neighborhood Plan
6/15/2006 Draft

Figure M-7: Market Pedestrian System

Figure M-8: Market Parks and Open Spaces

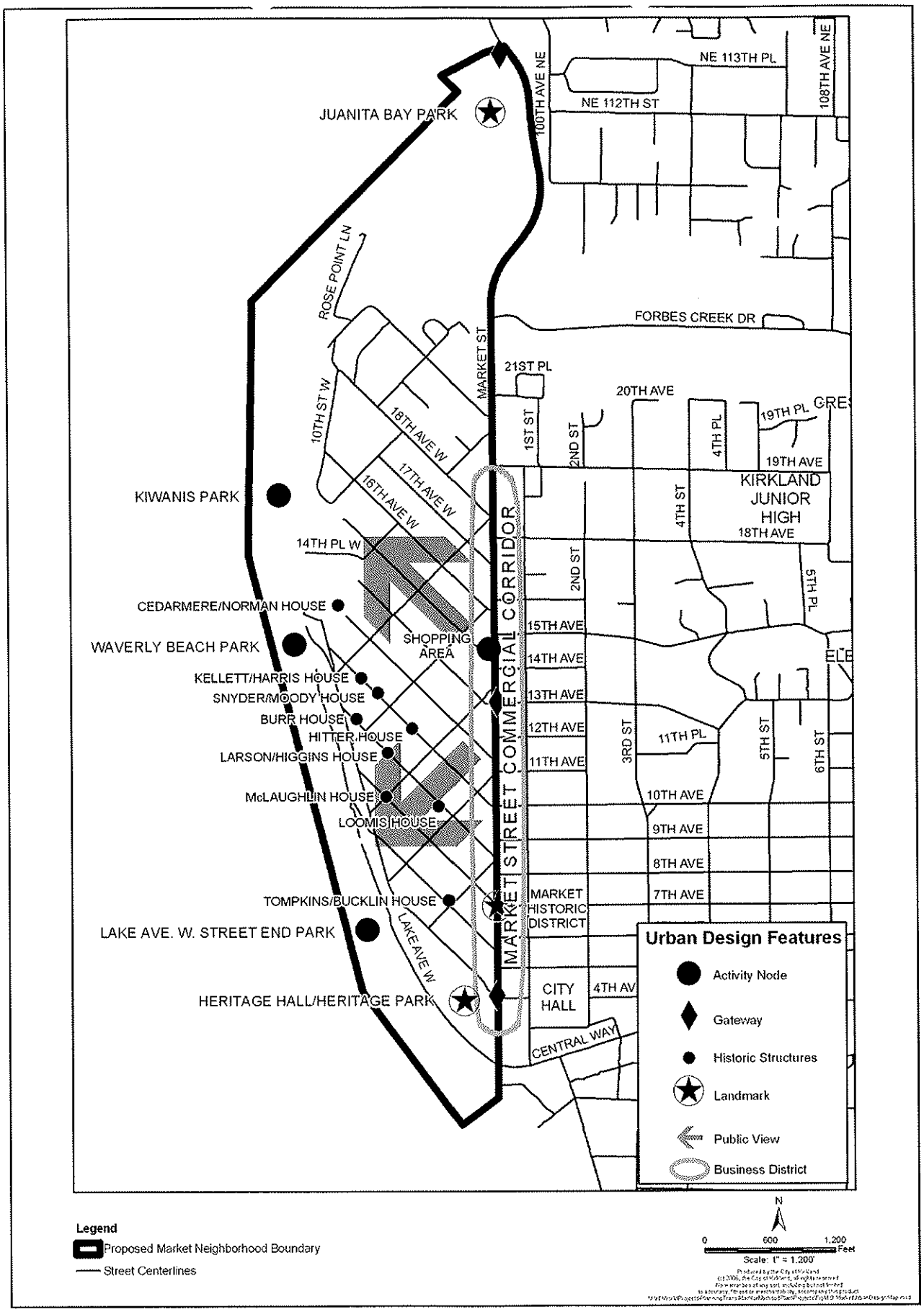


Figure M-9: Market Neighborhood Character/Urban Design

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

1. OVERVIEW

The Market Street Commercial Corridor Subarea is centered on Market Street. It includes properties along the eastern border of the Market Neighborhood and the western border of the Norkirk Neighborhood. The Market Street Commercial Corridor extends from 19th Avenue on the north to the Central Business District on the south. Market Street has a development pattern that includes a mix of commercial and residential uses and it is recognized as a transportation link serving both regional and local users.

Figure MS -1: Market Street Commercial Corridor Subarea Boundaries

2. VISION STATEMENT

The Market Street Commercial Corridor is an attractive, economically healthy area that accommodates neighborhood oriented businesses, office uses and multifamily housing. The commercial uses provide convenient shopping and services for residents of both the Market and Norkirk Neighborhoods. The corridor is bounded by single family residential neighborhoods to the north, east and west and a vibrant Central Business District to the south. Design of new development along the Corridor incorporates landscaped buffers, site design and architectural treatments that complement and protect the adjacent residential neighborhoods.

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

Market Street Commercial Corridor

Market Street provides efficient access to both the Market and Norkirk Neighborhoods, while continuing to function as a principal north/south arterial for local and regional traffic. Bicyclists and pedestrians use the Market Street Commercial Corridor as a connection between the Market and Norkirk Neighborhoods, and to the Central Business District and the region as a whole.

The historic 1890's buildings at the intersection of Market Street and 7th Avenue represent the original town center and are still a focal point for Kirkland's history. This historic district reflects the City's past through both its old and new buildings and its streetscape, including street trees, public seating and street lights.

3. HISTORIC CONTEXT

Between 1888 and 1890, Peter Kirk's Kirkland Land and Improvement Company purchased much of the land that had been homesteaded in the 1870's to begin the proposed new city. This new city was to support the construction of the Steel Mill on Rose Hill near Forbes Lake. The new town center was at the intersection of Market Street and Piccadilly, which is now 7th Avenue. This intersection, with four remaining 1891

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

Sears Building at 701 Market Street

brick buildings, three of which are on the National Register of Historic Places, is one of the most historically significant in Kirkland. An alternative street plan was also developed which included a large square at this intersection and a hotel on what is now Heritage Park at the corner of Market and Waverly Way. The cluster of historic properties at the intersection of Market Street and 7th Avenue form an important historical link and entrance to both the Market and Norkirk Neighborhoods.

Goal MS 1 – Encourage preservation of structures and locations that reflect Kirkland's heritage.

Policy MS 1.1:

Provide incentives to encourage retention of identified buildings of historic significance.

The City should include incentives in the Zoning and Building Codes for maintenance of the historic buildings at the 7th Avenue and Market Street Historic District. These incentives can help to make the maintenance of the historic structures more economically viable.

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

The Peter Kirk Building
620 Market Street

Policy MS 1.2:

Provide markers and interpretive information for the historic sites located in the historic district at 7th Avenue and Market Street.

Providing this information will identify these important sites and enable future residents to have a link with the history of this significant area of Kirkland.

4. LAND USE

Goal MS 2 – Support a mix of higher intensity uses along the Market Street Commercial Corridor Subarea while minimizing impacts on adjacent residential neighborhoods.

Policy MS 2.1:

Encourage a mix of uses within the Market Street Commercial Corridor that include multifamily and office development, as well as, neighborhood oriented shops and services.

The majority of the corridor is developed with a mixture of small scale multifamily residences at a density of 12 units/acre and office development. It is also appropriate to have other neighborhood businesses interspersed throughout. This scale and pattern of development for the corridor fits well with the adjoining neighborhoods.

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

The area south of 6th Avenue and 5th Avenue West acts as a connection between the City's historic district and the Central Business District (CBD). Small scale multifamily and office development are also allowed here, but some of the area is at a higher density than the 12 units/acre allowed north of the Historic District. On the east side of Market Street, multifamily density can go up to 24 units/acre. This helps the area to make a better transition into the CBD.

There is also a node of neighborhood oriented businesses located on the west side of Market Street, north of 14th Avenue West. This small shopping area provides convenient shopping and services for residents in the area. If redevelopment of this site occurs, the buildings and site should be designed so that their appearance blends with the character of the adjoining single family neighborhood. The landscaping can be used to soften and separate the commercial uses on site from the adjoining residential uses.

Policy MS 2.2:

Designate the historic district between 8th Avenue/2nd Street West and 6th Avenue/5th Avenue West as a special planning area of the Corridor.

This area should remain a business commercial zone allowing residential, office and retail uses, and should include special regulations that reinforce the historic nature of the intersection at 7th Avenue and Market Street.

Policy MS 2.3:

Restrict the development of new commercial and multifamily structures to locations within the limited boundaries designated for the Market Street Commercial Corridor Subarea.

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

Multifamily and commercial development should remain in designated areas within the Market Street Commercial Corridor Subarea and not extend into the single family residential core of the Market and Norkirk Neighborhoods or beyond 19th Avenue to the north. The slope and alley parallel to the east side of Market Street provide~~s~~ a break between the corridor and the residential core of the Norkirk neighborhood. The break is not as well defined on the west side of the street between the corridor and the Market Neighborhood residential core; however it is generally located adjacent to properties that directly abut Market Street.

Figure MS-2: Market Street Commercial Corridor Subarea Land Use

5. TRANSPORTATION

Market Street is a principal arterial that is the most traveled route into and along the borders of both the Market and Norkirk Neighborhoods. It also plays an important citywide role since it is the only principal arterial west of Interstate 405 between NE 85th Street and NE 116th Street. Most of Market Street is fully improved with one lane in each direction, and a series of left turn pockets. The street is fully developed with curbs, gutters, sidewalks, a landscape strip and bike lanes. A landscape median provides additional green space while controlling left turn movements. A center turn lane north of the 7th Street West intersection extends to Forbes Creek Drive.

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

Goal MS 3 – Maintain Market Street as a transportation corridor with a balance among transportation modes.

Policy MS 3.1:

Promote transportation improvements that adequately support the existing and planned land uses in the Market Street Commercial Corridor Subarea and the adjoining neighborhoods.

Transportation improvements should maintain vehicular capacity on Market Street; minimize traffic delays; enhance connectivity between the Market and Norkirk Neighborhoods; and discourage short cuts through the neighborhoods.

Policy MS 3.2:

Improve local access to Market Street from the Norkirk and Market Neighborhood residential areas.

Initial research indicates that such issues as pedestrian safety, sight distance problems, short acceleration lanes, speeding, lack of gaps for entry traffic, and transition to a 25 mph zone near the downtown all contribute to general traffic flow problems, particularly during peak hours. Possible solutions include: simplifying intersections; creating gaps in the traffic; and calming or slowing traffic on Market Street. On-going observation and study will be necessary to ensure that Market Street will continue to function as a principal arterial while providing efficient access to adjacent neighborhoods.

Policy MS 3.3:

Encourage the use of non-motorized transportation modes by providing facilities for pedestrians and bicyclists throughout the Subarea.

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

Pedestrian amenities

Pedestrian improvements, including adequate pedestrian crossings between the Market and Norkirk neighborhoods, should be installed at appropriate locations to improve pedestrian safety and enhance the pedestrian environment. The installation of these improvements should be funded by the City and, when appropriate, also required as new development occurs.

Policy MS 3.4:

> Work with transit agencies to enhance transit service connecting the Market Street Corridor and the Market and Norkirk Neighborhoods to other areas of the City and region.

Bus Shelter on Market Street

Transit service is an important element of the City's transportation system. Metro Transit serves the Market and Norkirk Neighborhoods with routes along Market Street that

provide service to the Kirkland Transit Center, Downtown Seattle, Totem Lake, Bellevue and other surrounding areas. As automobile traffic increases, alternative modes of transportation become more necessary. The Market Street Commercial Corridor is one of the main north/south connections through the City and is also a main transit route.

6. URBAN DESIGN

Goal MS 4 – Identify and enhance the distinct characteristics of the different sections of the Market Street Commercial Corridor.

Policy MS 4.1:

Maintain and enhance the character of the historic intersection at 7th and Market Streets

Intersection at 7th and Market Street

Existing historic resources should be considered when adjacent structures are being rebuilt or remodeled. The scale and design features of the historic buildings at the intersection of

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

Market Street and 7th Avenue should be taken into account when development in that area occurs.

Policy MS 4.2:

Utilize design review to administer building and site design standards in appropriate sections of the Market Street Commercial Corridor Subarea.

Design review is appropriate for the area surrounding the Market Street and 7th Avenue intersection (see Figure MS-3). It can also be a practical tool for other multifamily and commercial development along the corridor. The design review process can be used to review site and building design issues such as building placement, landscaping, and building details, as well as public improvements including sidewalk width and street furniture.

Goal MS 5 – Provide streetscape, gateway and public art improvements that contribute to a sense of identity and enhanced visual quality.

Policy MS 5.1:

Provide streetscape improvements that tie together the various sections of the Market Street Commercial Corridor.

Historic street lights, a consistent street tree plan, and pedestrian seating can all be used to add character and reflect the feeling of the Corridor. The landscape strip on the east side of Market Street adds interest and provides a more secure pedestrian environment. Additional street trees should be considered on the west side of Market Street. The City

should also consider funding historic street lights within the Historic District and possibly along other areas of the corridor.

Policy MS 5.2:

Construct and improve gateway features at the locations identified in Figure MS-3.

Desired gateway feature locations are indicated on Figure MS -3. Improvements such as landscaping, signs, public art, and other features that identify the neighborhood can be included if they are appropriate for a location. Public investment will be necessary in most instances, but the City can also pursue opportunities to work with private property owners to install gateway features as part of future development.

Goal MS 6 – Provide transitions between low density residential uses within the neighborhoods and the commercial and multifamily residential uses along Market Street.

Policy MS 6.1:

Promote development regulations that address transitions and protect neighborhood character.

The building mass and/or height of the higher density structures should not overwhelm adjoining low-density uses. Landscape buffers should be used to soften and separate uses by creating a transition zone. Some of the existing buildings may also need enhanced landscaping in order to prevent commercial structures from having a negative impact on adjoining residential uses.

Policy MS 6.2:

Establish multifamily building and site design standards that enhance neighborhood compatibility.

Building and site design standards should address issues such as building placement on the site; site access and on-site circulation by vehicles and pedestrians; building scale; site lighting; landscaping (including that for parking lots); signs; preservation of existing vegetation; and buffers between multi-family developments and single-family housing.

Policy MS 6.3:

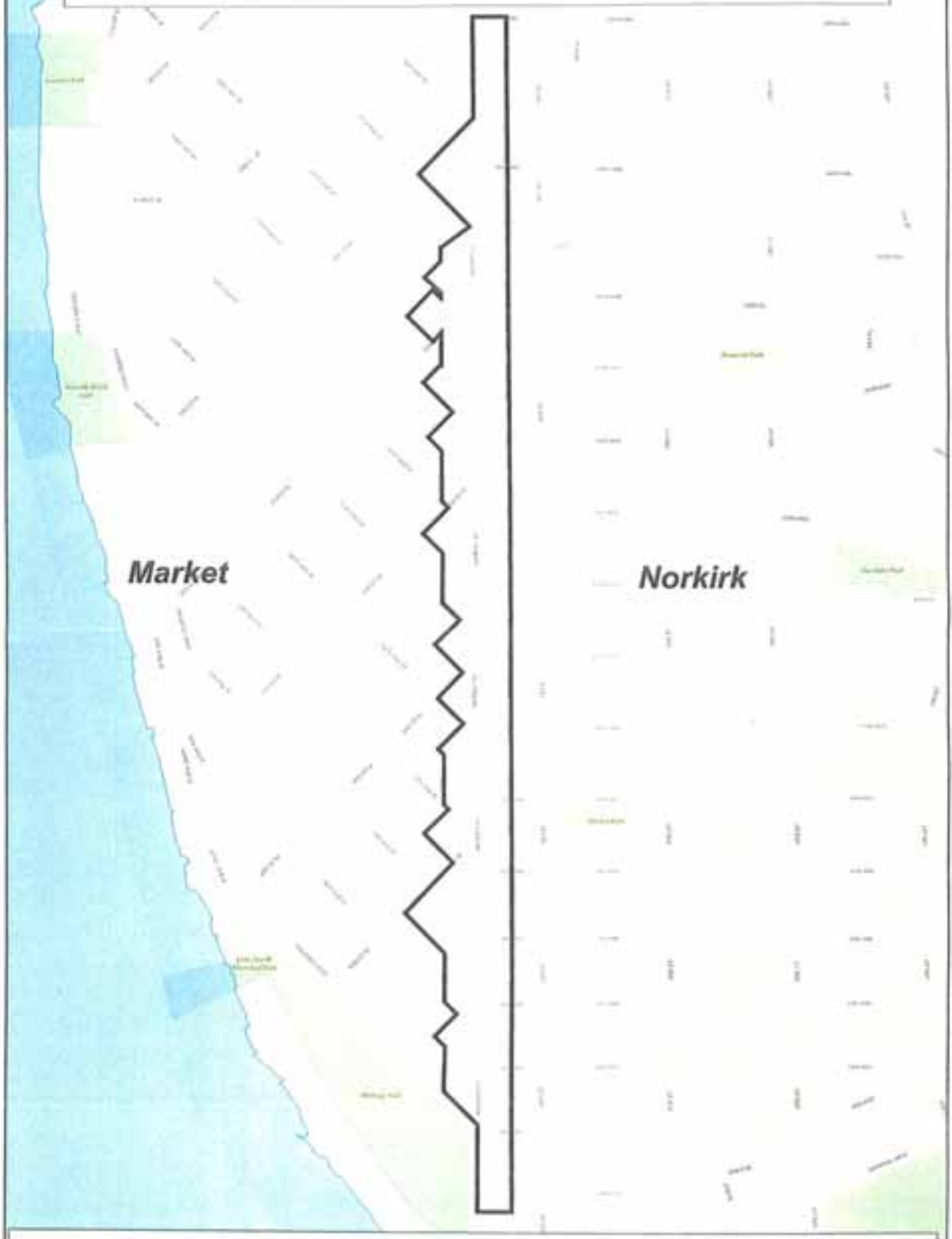
Orient commercial uses toward Market Street.

XV.K/L. MARKET STREET COMMERCIAL CORRIDOR SUBAREA

Commercial development which is oriented toward Market Street will have less impact on the adjacent low-density residential areas in the surrounding neighborhoods.

Figure MS-3: Market Street Commercial Corridor Subarea
Urban Design

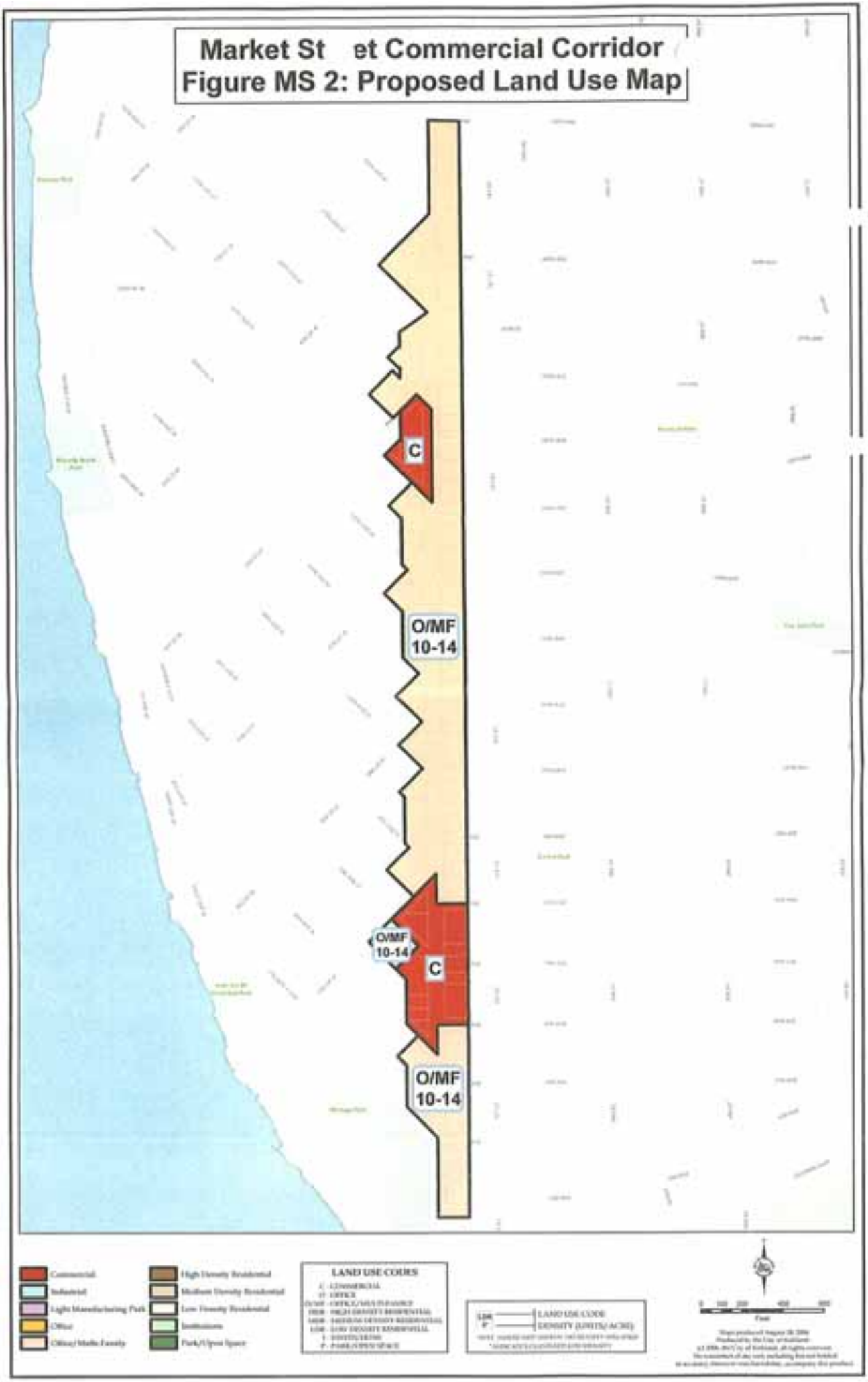
Market Street Corridor - Subarea Boundaries
Figure MS-1



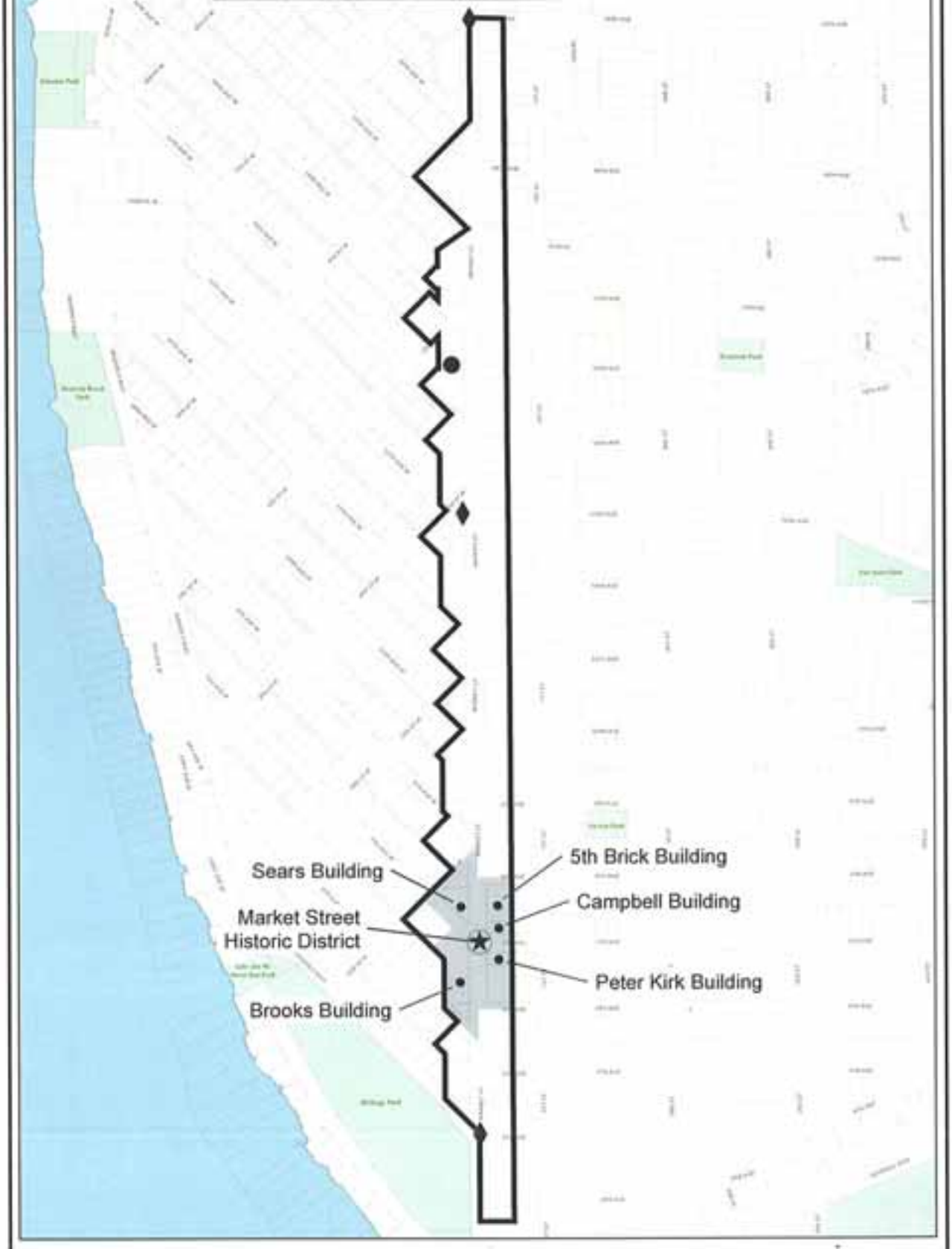
ATTACHMENT 4

City Council Study 11/21/06

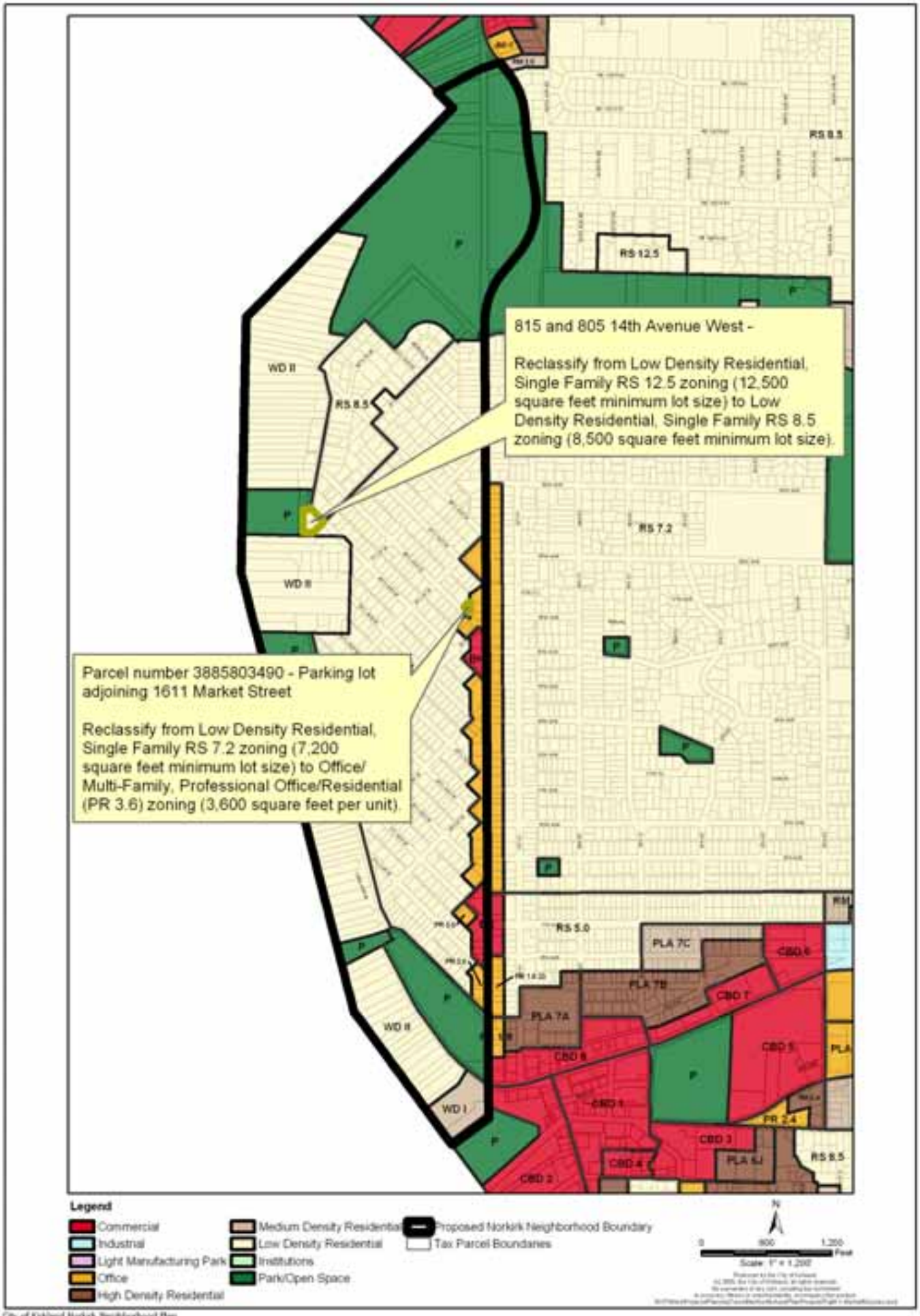
Market St et Commercial Corridor
Figure MS 2: Proposed Land Use Map



Market Street Commercial Corridor
Figure MS 3: Urban Design



Activity Node
Historic Structure
Market Street Historic District
Gateway
Landmark
Market Street Commercial Corridor



City of Kirkland Norkirk Neighborhood Plan
4/27/2006 Draft

Proposed Changes to Kirkland Zoning Map

Market Neighborhood Small Lot Single Family Option Lots Between 12,200 SF and 13,319 SF in RS 7.2 Zone

Legend

- Potential Market Boundary
- RS7.2 zoning area
- tax_parcel
- Market_parcels
- Market_RS72_12200-13319sf[1,2]

Note:
1. There are 10 lots that have potential for subdivision under the small lot single family option.
2. Lots that have the potential for subdivision under current subdivision flexibility standard are at least 13,320 square feet in area (14,400 SF minus 15% of 7,200 SF)

Miles 0 0.05 0.1

ATTACHMENT 6
City Council Study 11/21/06

Market Neighborhood Small Single Family Option Undersized Lots Between 14,500 SF and 15,725 SF in RS 8.5 Zone

Legend

- Potential Market Boundary
- RS8.5 Zoning
- Market neighborhood area
- Market14500-15725sf 1,2

Note:
1. There are 6 lots that have potential for subdivision under the small lot single family option.
2. Lots that have the potential for subdivision under current subdivision flexibility standards are at least 15,725 sq. ft. in area (17,000 sq. ft. minus 15% of 8,500 sq. ft.)

0 0.02 0.04 Miles

ATTACHMENT 7
City Council Study 11/21/06

Market Neighborhood Historic Preservation Option
Historic Buildings on Lots Between 10,000 SF and 13,319 SF
In RS 7.2 Zone

Legend

- Potential Market Boundary
- RS7.2 zoning area
- Market 12,000-13,319sf with HistoricStructures[1]
- Market 10,000-11,999sf withHistoricStructure

Historic Significance

CATEGORY

- A Most Significant[2]
- B Significant[3]
- C Notable[4]

1. Lots that have the potential for subdivision under current subdivision flexibility standard are at least 13,320 square feet in area (14,400 SF minus 15% of 7,200 SF).

2. A: Most Significant
These buildings are architecturally sound, or have considerable significance through association with people or events important in Kirkland's history.
They either are on or are eligible for listing on the National Register of Historic Places, State Heritage Register, or King County Landmark designation. (4 buildings)

3. B: Significant
These buildings have been altered slightly but substantially retain their original character. (2 buildings)

4. C: Notable
These buildings have been altered considerably, but their original character is still apparent. This could include, for example, a building that has been moved but retains its character, a compatible addition, or changes to windows on the sides or rear. (2 buildings)

ATTACHMENT 8

City Council Study 11/2/06

Market Neighborhood
Historic Preservation Option
Historic Buildings on Lots 12,000 SF - 15,725 SF in RS 8.5 Zone

Legend

- Potential Market Boundary
- RS8.5 Zoning
- RS85_Boundary
- MarketR8.5_12000-14399 SF

Historic Significance

B Significant[1]

Miles 0 0.03 0.06 0.12

Note
1. B: Significant
These buildings have been altered slightly but substantially retain their original character. (1 building)

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ATTACHMENT 9
City Council Study 11/21/06

Market Neighborhood Historic Preservation Option
Historic Buildings on Lots Between 14,400 - 23,125 SF
In WDII Zone

ATTACHMENT 10
City Council Study 11/2/06

ATTACHMENT 11
City Council Study 11/21/06

Angela Ruggeri

From: b.johnson.f@comcast.net
Sent: Sunday, June 11, 2006 7:38 PM
To: Angela Ruggeri
Cc: Hal Johnson
Subject: request zoning change
Attachments: LtrPlanningCommission-12June.doc

Angela -
My husband, Hal Johnson, spoke with you last week regarding the possibility of a zoning change for 545 17th Ave West. You had very kindly offered to deliver the request letter since the Planning Commission meets this week. Thank you for that - the letter is attached.

Thank you also for the time you spent answering our questions, and please let me know if there is anything further that we might do.

Regards,
Barbara Johnson Fresne
972.862.7973
P.O. Box 260885
Plano TX 75026

EXHIBIT B
City Council Study 11/21/06

June 10, 2006

Re: 545 17th Avenue West, Parcel 3885803395

To the City of Kirkland Planning Commission:

I am writing in request to change the zoning to multi-family for this lot owned by me since 1992.

This is a reasonable change because:

- There has been multi-family and mixed use already established on the both sides of Market, as well as on many of the smaller streets in the immediate vicinity of this property, which are also properties adjacent to and west of Market.
- There is no traffic impact to 17th Avenue West because the lot abuts Market directly. Currently, the existing house is accessed as it was when built, from 17th Avenue West immediately off Market Street, which eliminates any added impact to traffic for 17th Avenue West. In addition, the already existing back alley provides alternative access to the property.
- The property is at the highest point of 17th Avenue West. An expanded structure would not affect any sightline.

My understanding is that existing zoning allows an owner-occupied second structure not exceeding 800 sq. ft., based on the size of this lot. I would like to request a waiver for the residency requirement, and would like to request that a second structure can be larger than 800 sq. ft. if in compliance with density codes already established on both sides of Market Street.

Thank you for your consideration of my requests, and I look forward to your reply.

Barbara Johnson Fresne

P.O. Box 260885
Plano TX 75026
972.862.7973
b.johnson.f@comcast.net

c: Hal Johnson

To: Kirkland Planning Commission
Attn: Angela Ruggeri
From: Thelma Shanks
815 18 Av W
Kirkland WA 98033
Date September 6, 2006

RECEIVED
SEP -6 2006
AM PM
PLANNING DEPARTMENT
BY

I am submitting my comments for the meeting to be held on September 14, 2006.

I have attended several meetings over the last couple of years and verbally presented my viewpoints on the current zoning of my property.

Current 8.5 zoning prohibits me from subdividing my 15,600 square foot lot. I am less than a foot short with the allowed 10-15% reduction.

Several years ago all properties were zoned 13.5 & at that time all could have been rezoned to 7.2. Less than 10% of the properties were designated 8.5. My property is directly across the street from 7.2 and is zoned 8.5.

Consideration is being given the Norkirk neighborhood (East of Market) for rezoning a section to equalize the same issues discussed above. i.e - larger lots not divisible & across

the street from divided properties presently containing large homes. That rezoning if allowed would be less than 7.2 but justified because of a distinct pattern that is lacking West of Market.

In summary, I feel the proposed housing diversity in zones 7.2 and 8.5 West of Market is an attempt for equalization and fairness and should be granted. It could offer choices for a small number of property owners - it would not necessarily be utilized.

Thank you for the opportunity to again present my request.

Angela Ruggeri

From: Brian Tucker [redacted]

Sent: Tuesday, September 12, 2006 2:15 PM

To: Angela Ruggeri

Subject: Written comments for Market Neighborhood Plan

Dear. Ms. Ruggeri-

The following are formal comments I would like the Staff, Planning Commission, and City Council to review for changes to the Market Neighborhood Plan being considered at the October 12, 2006 Planning Commission meeting. Please also feel free to read these into the Public Hearing minutes on September 14, 2006. Given the detailed nature of them, they will be better understood in written form rather than from oral testimony on September 14 at the Public Hearing.

1) Policy M 1.2 (re: Historic Properties):
Similar to Policy M 4.2 ("Small Homes"), please add to Policy M 1.2 "The size of the houses would be strictly limited by a reduced floor area ratio and all other zoning regulations would apply." Also please add some language which would require (not just encourage) the current and future owners of the Historic Properties to preserve the current structure(s) in their current form (height, overall volume, F.A.R and location on the lot) indefinitely if they are granted the opportunity to subdivide into the smaller lot sizes. Finally, there should also be a requirement that if, for any reason, the historic structure is destroyed, that any replacement structures cannot exceed the overall size (height, overall volume and F.A.R.) of the original Historic Structure(s).

My reasoning behind these requests is that I do not believe all of the buildings which are identified in Attachment 7 (Historic Buildings in the RS7.2 Zone) are of "historic" value, other than they are older and on a larger lot. Many are ripe for demolition and development even within the current zoning regulations. Absent criteria other than age and size, I would question why they have historical significance. On the other hand, if these buildings' preservation is indeed serving a public good, I would like to assure that developers do not take advantage of the holes in the policy which I attempt to "plug" with my above suggestions. Absent a wholesale zoning change requiring preservation and the current single lots (which I am not advocating), the City is attempting to create an incentive to preserve some of the smaller and older homes in the neighborhood. My suggestions create what I believe is a fair trade between owners and the public good, and if an owner does not want to take advantage of it, they can always keep the existing single lot intact and develop within the current zoning regulations.

2) Policy M 4.2 (re: Small Homes):
Similar to my comments and reasoning above, please add to Policy M 4.2 language which would require (not just encourage) current and future owners of current small homes which are to be retained to preserve the current structure(s) in their current form (height, overall volume, F.A.R and location on the lot) indefinitely if they are granted the opportunity to subdivide into the smaller lot sizes. Finally, there should also be a requirement that if, for any reason, the current small home is destroyed, that any replacement structures cannot exceed the overall size (height, overall volume and F.A.R.) of the current small home(s).

As with my first comment, I am hoping to plug potential holes I see in the policy.

For both of the above comments, I realize the details of the policy and other zoning changes will be further discussed and defined next year. However, since the proposed Market Plan is opening the door to the intentions of the Plan, I believe it would be appropriate to define the outlines and boundaries of these new policies now rather than later.

3) Policy M 6.1 (re: Ped and Bike infrastructure)
I believe a typographical error is made re: 4th Street West. Currently, sidewalks are in place from Waverly Way to the alley between 11th Ave W and 13th Ave W. This section should be changed to state "...between 11th Avenue West..." instead of "...between 10th Avenue West..." This is consistent with Figure M-7, which shows the existing sidewalks.

4) Figure M-7 (Market Pedestrian System)
Please add the "Proposed Sidewalks/Walkways" for 4th Street West described in Policy M 6.1 to this Figure. Given that the lots at 1230 and 1250 4th Street West are slated for rezone and development, these should be identified in the Plan to have consistency in all references to them.

Thank you for your consideration of these changes.

Brian Tucker
442 13th Avenue West

Angela Ruggeri

From: RLSTYLE@aol.com
Sent: Monday, October 09, 2006 2:49 PM
To: Angela Ruggeri
Subject: Transportation LOS on Market

Market Street is a major arterial and should function as such. It should be at least 4 lanes. The neighborhood is part of the city and the city part of the county. Market Street should be part of the regional traffic solutions and not the cause of traffic problems. Most of those living in the neighborhood realized that Market Street was an arterial when they moved there. Staff has been negligent in informing neighborhoods as to the difference between residential, collector, and arterial streets thereby creating false hopes and desires of those living there trying to reduce traffic. Traffic will not diminish. Again, Market Street is a Major Arterial and should function as such. If not, the city is failing in it's regional responsibilities.

Bob Style

Mark and Kaley Linton
1825 9th St West
Kirkland WA 98033

RECEIVED
OCT 11 2006
AM PLANNING DEPARTMENT PM
BY

October 3rd, 2006

To: Kirkland Planning Committee
Attn: Angela Ruggeri, Senior Planner
123 Fifth Avenue
Kirkland WA 98033

Subject: **Opposition to the 'Small Lot Single Family Option' draft plan**

I am writing to formally register my concern and opposition to the draft plan discussed at the Planning Commission meeting held on September 7th 2006 regarding the Small Lot Single Family Option proposed zoning change.

Specifically, our home is next door to one of the lots proposed for this variance in zoning - 1835 9th St West (as referred to in attachment no. 11 of the meeting notes).

I attended the meeting on September 7th and spoke during the public comments section. Upon reflecting on the proposed zoning changes, I wanted to formally voice my objection and voice the specific areas of concern I have to this proposal in writing. I thank the Planning Committee for promoting discussion of the draft changes at the meeting and consulting the community – and I hope that you will take my concerns into consideration before moving forward on this proposal.

Upon detailed review of the stated objectives of this *Small Lot Option* draft plan, I feel that proposal won't achieve the goals set forth and is simply not in the best interests of our community. Let me elaborate on my concerns:

> *"The purpose of the Small Lot Single Family Option is to provide an incentive to preserve existing homes that are presumably more affordable".... (page 3 o f 8)*

The strong market appreciation over the past years in the Kirkland and greater King County property market has resulted in very high prices for our West of Market area. As a result, simply getting into the neighborhood is a very expensive exercise for most purchasers. However I do not believe that through subdivision and likely subsequent development of new, smaller homes that we will truly see "affordable" homes introduced into the neighborhood. There are 2 reasons why:

1. The fact that already completed, "smaller" homes are being sold at very expensive prices in / next to our neighborhood (a case in point is the new townhouses for sale at 1836 Market Street that are being marketed and sold at nearly $900,000 each – hardly 'more affordable', and bear in mind that these are townhouses, not freestanding homes, located on our major arterial road).

2. Developers are buying blocks of land for typically $600,000+ each in the neighborhood, meaning that with the addition of buildings and improvements, the economic realities are that they are unlikely to be described as "affordable" homes when eventually placed on the market for sale.

I do not feel that this proposed plan, if introduced, would provide more affordable housing for new residents to the area.

> *"Encourage diversity in size of dwelling units by preserving and or promoting smaller homes on smaller lots"…. (page 8, Attachment 1)*

It is my opinion that this variance will not encourage "diversity" in our neighborhood. The reality today is that all over the streets of West of Market (and elsewhere in Kirkland), a small handful of developers are rapidly changing the feel and charm of the neighborhood by developing imposingly designed & built houses with exteriors / plans that are either the same or very similar to other houses in the immediate vicinity, in some cases multiple houses in a row.

> *"… maintains neighborhood character and provides more housing choice"…. (page 8, Attachment 1)*

West of Market has plenty of existing, smaller sized, older homes that have wonderful charm and character, and are often more affordable than the newly constructed homes being marketed.

Zoning laws as they stand today exist for a reason - and I feel that they should not be changed without a clear and logical reason to do so. I feel strongly that this proposal is being based upon reasoning that is not realistic. The objectives of the draft plan simply contradict what we all see happening today in our area. If this proposal were to proceed, I feel that our neighborhood would have <u>more</u> density and traffic, <u>less</u> diversity of design and character, and would become <u>no more affordable</u> for families looking to move into the neighborhood.

Thank you for taking my viewpoint into consideration and thank you again for the effort to hear and respond to the community's feedback.

Sincerely

Mark Linton

KIRKLAND PLANNING COMMISSION MEETING MINUTES – FEBRUARY 26, 2004

Amended 4/8/04

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m. by Chair Tom Hodgson. Members Present: Matt Aho, Matt Gregory, ~~Carolyn Hayek,~~ Janet Pruitt, Kiri Rennaker, and new member Karen Tennyson. Carolyn Hayek was absent. Eric Shields, Paul Stewart, Joan Lieberman-Brill and Dawn Nelson represented the Department of Planning and Community Development.

TASK FORCE REPORTS

Lakeshore Plaza Committee: After interviews with several teams of architects, GGLO has been chosen as the facilitator. On March 4 at 3:30 p.m., the City will hold a meeting for the architects to do a dry run of their presentation, and on March 9 will hold an open house at 6:00 pm and at 7:00 p.m. a workshop. (Rennaker)

Street Improvement Review Committee: The Street Improvement Review Committee's recommendations have gone to Council. The Council supports having sidewalks, with regulations for rural and urban improvements, and supports continuing the CIP funding and a school walkway bond for funding sidewalks. The committee will reconvene on March 1. The committee suggested that a new team consisting of the Planning Commission, the Transportation Commission and Public Works staff review the street standard criteria. (Gregory)

Totem Lake Action Team: The Totem Lake Action Team met the previous week and is in the process of deciding what the structure will be. They talked about some of the issues the Action Team could take up initially and decided at first to focus on the Totem Lake Mall redevelopment, and on March 31, to invite the mall developers or architects in to give a presentation. Staff may need to move the meeting date since they are coming from back East. (Hodgson)

REQUESTS FROM THE AUDIENCE

Maxine Keesling said she came because of an item in the paper about affordable housing and her concerns for economic development. She read her statement, saying that as a property owner she paid a consultant to determine if the stream on her property connects to storm drains. She commented that a 60-foot required stream buffer eats up a lot of the buildable land area on her property. She will have to go through an expensive reasonable use process to develop her properties. She noted that the newspapers have run articles that the City of Kirkland is concerned about the lack of affordable housing and about jobs in the city.

STUDY SESSION

a. Market, Norkirk and Highlands Neighborhood Plans – File No. IV-03-27

Ms. Lieberman-Brill presented the staff report dated February 12, 2004. She passed out a notebook to each member on these neighborhood plans for the use of the Planning Commissioners during the project. She also distributed a traffic trend ~~memo provided by~~

EXHIBIT C
City Council Study 11/21/06

Public Works and a replacement of Exhibit 4 to Attachment 10, which is a spreadsheet talking about businesses located in the Norkirk industrial area. She also passed out existing condition maps for each neighborhood that showed the bicycle system, pedestrian system, street classification system, parks and open space, as well as seismic and landslide areas and sensitive areas. She also distributed copies of an email received from a private amendment applicant Pat Mace (#1 on the map) that explains that he wants some flexibility in his application so his project could be done in stages, and included some additional verbiage for Private Amendment #1. Ms. Lieberman-Brill summarized the highlights about the neighborhoods. She asked the Planning Commission to give direction by responding to some questions.

1. Do you agree with the Planning Commission role as facilitator at the kick off meeting on March 29th?

   There was agreement that the Planning Commissioners should serve as facilitators of discussions by neighborhood participants to solicit issues they wish to have addressed during the plan update process. A City staff team will be present also. Ms. ~~Brill~~ Lieberman-Brill will do a presentation at the beginning to explain the process, what to expect, how they can contribute, what the City has identified as project goals, background information about each neighborhood. The kickoff neighborhood meeting is scheduled for March 29th at Peter Kirk Elementary School Gym between 7-9 p.m.

2. Private Amendment Requests – At what point is it too late to consider adequately private amendment requests?

   There was agreement that it is too late to consider private amendment requests ~~prior to when~~ after each working group considers the topic of land use, so private amendment requests will be accepted until September 1, 2004.

3. Bus Tour – A bus tour of the Market, Norkirk and Highlands neighborhoods on Thursday, April 22 between 3-6 p.m. Can Commissioners commit to this date and time for the bus tour?

   There was agreement that the Planning Commissioners could commit to this, and then have dinner before the regular meeting at 7 p.m. on April 22.

4. Working Groups – Are there any other suggested participants?

   There should be representatives from other board and commissions who are from the specific neighborhoods, if possible. Other suggestions: Senior Council, PTSA, Audubon Society, churches, Arts Commission, and Creative Arts League. The groups could include people from the Moss Bay and South Juanita Neighborhood Associations. It was noted that ARCH is part of staff.

   There was agreement with appointing Planning Commission chairs for each of these groups. The respective chairs and neighborhoods are as follows:

Highlands Neighborhood – Mr. Gregory
Market Neighborhood – Ms. Tennyson
Norkirk Neighborhood – Ms. Pruitt

Ms. Pruitt suggested having a discussion about the possibility of changing the boundary to Market Street between the Norkirk and Market neighborhoods. She wants to make sure Norkirk has some input on Market Street issues.

PUBLIC COMMENT:

Elisa Bakker, President, Norkirk Neighborhood Association, expressed interest in taking half of Market Street for the neighborhood boundary, but said that the neighborhood has not had a chance to put together comments on this issue. She requested that they be given some kind of claim to this in the initial evaluation. Ms. Bakker explained that Ms. ~~Brill~~ Lieberman-Brill had an informal meeting with the three neighborhood associations' officers, and there was dialogue about what they saw as concerns and issues for their neighborhoods. She said that Ms. Brill-Brill had summarized the comments and emailed the summary to the officers. Ms. Bakker expressed her concern about the educational process, and said that she would like to see a neighborhood plan that is not just a reaction to the problem. She would like to look at it from a planner's point of view to determine what makes a good neighborhood, and said she would like to have the downtown plan reviewed along with the Norkirk neighborhood plan.

Ms. ~~Brill~~ Lieberman-Brill agreed to make a copy of this summary for the Planning Commission members.

Loren Spurgeon, Co-Chair, Market Neighborhood Association, commented that the initial draft in the packet was from him. He said that he liked the way the Planning Commission approached the North Rose Hill Neighborhood Plan. The Market neighborhood has some citizens who are involved in the process, but there are 2,200 in the neighborhood, with only about ten attending the neighborhood meetings. He wants to have a plan for everyone in the neighborhood and to work actively and positively with the Planning Commission on the Market Neighborhood Plan.

Mr. Shields encouraged the chairs of the neighborhood associations to work with the groups to find out the issues and to look at the neighborhood at a broad level.

Ken Nash, President, Highlands Neighborhood Association, noted that his neighborhood is really isolated, but he is trying to get people involved. There are 2,500 residents who receive a newsletter and 70 who receive neighborhood association emails. His goal is to try to get more people involved.

A sign-up sheet was passed around for people in the audience to sign to volunteer for the neighborhood working groups.

Maria Staaf, 1675 10th Street W, Kirkland, commented that there is not a Design Review Board in the Market neighborhood. She continued that she has been working with the neighborhood association, and has been reading the existing neighborhood plan to be informed and to be a

good participant in the process. She said that July is not the greatest month for neighborhood participation. For the working groups, she encouraged placing people who are from the specific three neighborhoods and who also serve on other boards and commissions in Kirkland.

There will be four laminated 4x4-foot posters on the public signboards in each neighborhood. These signs will go up two weeks prior and stay up until a couple days after the neighborhood events.

The following suggestions for improving the neighborhood plan process were made by the Planning Commission:

- Have a special logo for the neighborhood plan events. (Hodgson)
- Look at transit service as part of this process, as this would be a good opportunity to promote Flex pass programs in higher density areas—Market especially. (Aho)
- Explore opportunities to link vehicular transportation routes. (Gregory)

There was agreement with the Process and Plan Goals 1-13, as presented on pages 2-3 of the staff report.

Ms. Rennaker commented that she would prefer to keep both sides of Market Street in the same neighborhood, rather than having a dividing line down the middle of the street. She suggested instead a review of the boundaries for possible change; for example, where the Market neighborhood on the north side goes in a block and a half into Norkirk.

PUBLIC HEARING

a. Market Incentives for Affordable Housing – File No. IV-00-13, #4

The Chair opened the public hearing at 8:47 p.m.

Art Sullivan, ARCH (A Regional Coalition for Housing) presented the staff memorandum dated February 19, 2004. He gave a summary of comments on the draft recommendations by some developers.

Ms. Nelson gave a presentation on the regulations and noted that they apply only to multifamily developments.

There was no public present to make comments.

Staff requested input on policy issues related to the multifamily tax exemption program.

1. Residential target areas. There was agreement with the staff recommendation that the boundaries for the designated residential targeted areas are appropriate as drawn in Attachments 5 through 8, except that the RS 5.0 area in the Juanita area should be deleted.

2. Income eligibility and monitoring for rental units. There was agreement with the staff recommendation for income monitoring for rental units at the time of

KIRKLAND PLANNING COMMISSION MINUTES – APRIL 22, 2004

The meeting was called to order at 7:00 p.m. by ~~Vice~~ Chair Kiri Rennaker, ~~prior to the arrival of the Chair, Tom Hodgson~~. Members Present: Matthew Aho, Carolyn Hayek, Janet Pruitt, Karen Tennyson ~~and~~ Tom Hodgson and Matthew Gregory. Eric Shields, Paul Stewart, Janice Soloff and Joan Lieberman-Brill represented the Department of Planning and Community Development

READING AND/OR APPROVAL OF MINUTES: APRIL 8, 2004

Motion by Mr. Hodgson and second by Mr. Aho to approve the minutes of the April 8, 2004 Planning Commission meeting as presented. Motion carried unanimously.

ANNOUNCEMENT OF AGENDA

Ms. Rennaker reviewed the agenda.

TASK FORCE REPORTS: None

REQUESTS FROM THE AUDIENCE: None

STUDY SESSIONS

a. **Market/Norkirk/Highlands (and Bus Tour), File No. IV-03-27**

Pat Mace, 1950 Market Street, Kirkland, said property owners along Market Street have expressed a desire to establish a stakeholders group that would formally participate in the neighborhood plan update. The group's involvement would ensure representation of those with specific interests in the outcome of the planning process and that all significant issues are evaluated before the plan is drafted and released for public comment. Adding the input of residents, property owners and businesses along Market Street would build a partnership between those affected groups and the City that would result in a successful neighborhood update and fulfillment of the City's planning goals. He said he would be interested in serving as one of the two citizens at large, representing the needs of the group.

Ms. Lieberman-Brill announced the volunteer designees for the working groups to be confirmed this evening that were submitted by stake holder groups after the staff memorandum was printed (representing all positions except citizen at large and business owners, who were to be selected by the Planning Commission):

- Norkirk Neighborhood Working Group -Norkirk Neighborhood Association representatives: Alisa Baker and Pete Bartnick
- Market Neighborhood Working Group -Park Board representative: Cindy Zeck
- Norkirk Neighborhood Working Group -Park Board representative: Chris Heffernan
- Highlands Neighborhood Working Group -Park Board representative: Jeff Trager
- Norkirk Neighborhood Working Group -Chamber of Commerce representative: Paula Gaines
- Norkirk Working Group -Moss Bay Neighborhood Association representative : Mark Eliasen (also has submitted a Private Amendment Request in the Norkirk Neighborhood)

Stakeholder Position designees noted in the staff memorandum where also confirmed. The Planning Commission discussed the following issues regarding the working groups:

- Personal agendas/conflict of interest of the applicants
- Applicants representing residential interests versus those representing business interests
- Issues that are beyond the scope of what the group is discussing presently – level of service, traffic at peak hour (18,000 daily trips along Market Street corridor), pedestrian problems, redevelopment
- Extension of the Norkirk Neighborhood boundary into Market area
- Ensure that all interest groups (environmental, etc.) are involved to maintain balance in decision-making
- Business owner/property owners need strong representation within the working groups

Citizen at Large positions for the Market Working Group: Maria Staaf, Roger Kirk

Motion by Mr. Hodgson and second by Ms. Tennyson to approve the two applicants. Motion carried unanimously.

Business Owners positions for Market Working Group: Either Dennis Turnbow or Ross Worthington (to represent Market side); Pat Mace, property owner (to represent Norkirk side)

Motion by and second by to approve either Dennis Turnbow or Ross Worthington as business owner representative in Market Working Group. Staff was directed to confirm with them which one would be the representative. It was acknowledged that both also have submitted a private amendment request in the Market Neighborhood.

Motion by Mr. Gregory and second by Mr. Hodgson to add two more business/property owner positions specifically for the Market Street commercial corridor, one for the Market working group and one for the Norkirk working group. Motion carried (6-1), with Ms. Tennyson opposed.

Motion by Mr. Gregory and second by Mr. Hodgson to propose Mr. Mace as the Market Street property owner for the Market working group. Motion carried unanimously.

The Commission asked staff to find a Market Street property owner /business owner representative for the Norkirk working group.

Citizen at Large for Norkirk Neighborhood: Bruce Reed, Mark Mazuti, Gregg Wyrick

Motion by Mr. Gregory and second by Ms. Tennyson, to propose Mr. Reed for this position. Motion carried unanimously.

Motion by Mr. Gregory and second by Mr. Hodgson to propose Mr. Wyrick for this position. Motion carried unanimously.

Candidate at Large for Highlands Neighborhood: Mike Robon, Anna Hersey

Motion by Ms. Rennaker and second by Mr. Hodgson to approve these two applicants. Motion carried unanimously.

A citizen, Mr. Tom Uren, spoke up from the audience, relating that he had applied for the Citizen

at Large position through email correspondence with Ms. Lieberman-Brill.

Citizen at Large position for Norkirk Neighborhood: Bruce Reed, Tom Uren

Motion by Mr. Gregory and second by Ms. Pruitt to propose these two applicants. Motion carried unanimously.

Stakeholders Designees for Working Groups Positions yet to be filled were identified as:

- Second Market Neighborhood Association Representative
- Market, Norkirk and Highlands Environmental Group Representative
- Norkirk Market Street Business Owner/Property Owner Representative
- Market and Highlands Cultural Council Representative
- Market and Highlands Senior Council Representative
- Market, Norkirk and Highlands Faith Based Representative
- Norkirk South Juanita Neighborhood Association Representative
- Norkirk and Highlands Youth Council Representative
- Highlands Heritage Society Representative

Ms. Lieberman-Brill briefed the Commission on the kickoff meeting held on March 29, 2004. The response was enthusiastic and favorable. Participants placed marker pins on the "Where Do You Live?" map that illustrated the number and orgin of the attendees. There were about 200 attendees.

June Public Workshops are scheduled, to be held in the Peter Kirk Room from 7 PM to 9 PM:

- June 2 – Market; Ms. Tennyson
- June 9 – Norkirk; Ms. Pruitt
- June 14 – Highland; Mr. Gregory

b. Economic Development Element, File No. IV-02-1

Janice Soloff highlighted changes to the Economic Development Element:

- Page 12 of 12: Move Goal 7 to Goal 4, and shift the other goals down.
- Page 6 of 15: The Commission requested that staff provide data that represents "Unassigned: Other" and "Unassigned: Contracting" in the Sales Tax Revenue by District pie chart. Staff will define the parameters in the text.
- Page 10 of 12: Goal 3, Policy 3 Change fourth sentence to read, "Expansion of business district boundaries should be discouraged and considered only when..."
- Page 3 of 12: Change second line to read, "Businesses can now reach international customers because of the "freeing up" trade agreements and advanced telecommunications..."

C. Community Character Element - File No. IV-02-01

Paul Stewart highlighted changes to the Community Character Element:

Page IV-6, Built and Natural Environment:

no developer would give up the opportunity build residential if the market guaranteed that residential would be desirable in the future. There are simply no guarantees at this time. Staying with medical use is a way to fulfill the need of medical in the area and allow expansion for residential in the future if necessary. He closed by saying that he appreciated the work of the staff and the willingness of all involved to work together toward a higher density solution. He requested that the commission allow the work to continue to finalize the development agreement provisions under TL1A.

Ms. Rennaker asked Mr. Kent Gregory to address 1) Structured parking and how it works with PR1.8 and 2) the TL1B plan and whether a height limit of 40 feet in that zone would help solve some of the problems. Mr. Kent Gregory replied that there are a number of challenges they face includes the parking needs of staying within 5 parking spots per thousand, height restrictions, and open space.

There was discussion between Mr. Kent Gregory, staff and the Commission. Mr. Kent Gregory defended his use of the 5 parking spots per thousand rationale. Mr. Matthew Gregory questioned the 5 per thousand number in regard to the transit center, ride share, etc. saying that the 5 per thousand is based on current practices and not on what might happen in the future. Mr. Kent Gregory responded that the parking situation will be monitored, but he said that he could not guarantee a benefit of less parking.

After the Commission and staff discussed the issues presented, Mr. Shields summarized that the option for a mixed use with more intensive office would be available only for all properties dedicating road right of way. The commission was comfortable with an option that would allow more than one FAR for office. The commissioners agreed that strong office was important with the option for residential.

Three questions were presented by staff for direction:

1. **Question:** Should the boundary be moved with no changes to the draft regulations?
   Response: No.

2. **Question:** Do all support moving TL1A boundary if incentives for residential use are included?
   Response: **No**.

3. **Question:** Should more residential be allowed?
   Response: Yes.

Motion by Mr. Matthew Gregory and second by Ms. Tennyson to continue the hearing to June 10, 2004. Motion carried unanimously.

STUDY SESSIONS

a. Market/Norkirk/Highlands - File No. IV-03-27

Ms. Lieberman-Brill reviewed the upcoming June workshops format. She informed the Commission that the plan is on course and presented the following key points regarding workshop format:

- The top comments from breakout groups were pooled to develop questions for the agenda.
- Ms. Brill's PowerPoint presentation will illustrate those top questions.
- Breakout groups for the Market neighborhood.
- Waiting to hear from the chair for the Market Neighborhood to suggest an alternate Public-at-large person
- Workshop participants will break into six small groups
- A facilitator and scribe will be provided by the Planning city staff. The scribes will not use flip charts, just note taking at the tables.
- Ms. Lieberman-Brill will show maps of the private request areas, but they will not be the focus of the presentation.

Ms. Lieberman-Brill said there is no action required of the commissioners at this time. The idea behind the workshops is to get more in depth about the major questions asked so that when the working groups convene in the fall the team will have more background and information. After that the Planning Commission can provide feedback and staff can go forward on writing a draft.

b. Comprehensive Plan: Land Use Element Amendments for Essential Government Facilities; Discussion on letter from 1000 Friends of Washington, File No. IV-02-1

Ms. Swan said a letter was received from the Department of Corrections reviewing terminology regarding regional and community facilities. The comp plan goals and policies need to be improved to be consistent with the updated RCW which was distributed to the Commission. DSHS came up with standards for transitional facilities, but the Department of Corrections has not yet for their work release facilities. Next year the city of Kirkland may want to improve its standards to include mitigating measures for these facilities. If the Commission has general edits to the policies, they can be given to Ms. Swan after the meeting. There were no major revisions to be discussed during the meeting

Ms. Swan discussed the land use map rezone regarding density levels. She explained that everything is zoned 4 acres or less, – or is exempt for the equestrian or sensitive areas with exception of a section in the Bridle Trails west of 116th. Staffs recommendation is to wait for the Bridle Trails neighborhood plan rather than rezone the area immediately.

In conclusion, Ms. Swan itemized the upcoming meeting dates:

- July 12: Open house
- July 22: Joint hearing – Planning Commission/Transportation Commission

Sharon Daniels, 10454 ~~Forest~~ Forbes Creek Drive, Kirkland, said she has lived on the property for 40 years and it has never changed in zoning. There are new houses with large lots going in across the street. In 1997 the City acquired under an acre to the north under condemnation and took part of her density away. She sent a copy of the letter she was sent by the City to Paul Stewart stating that the City would move the density to the southern portion of the property, which would give her 7 units clustered around ~~Forest~~ Forbes Creek Drive. She said she wants her property to coincide with other properties in the area. The Commission reviewed the letter and the map.

Mr. Shields asked if Ms. Daniels had talked to the neighbors to the west to find out if they have a similar interest. She said she didn't know. Mr. Aho asked if there would be an opportunity for the neighbors to the west of Ms. Daniels to piggyback on this project. Mr. Shields said yes.

The Commission decided to put forward staff's recommendation to consider the project in 2006 including the two parcels to the west of Ms. Daniels' property.

b. Proposed Work Program for Market Norkirk Highlands Neighborhood Plan Preparation Phase II

Ms. Lieberman-Brill updated the audience on the status of the proposal, and provided background on why the City talks about street connections in neighborhood plan updates. The Public Works Department and City Council decided several years ago that any known street connection should be shown in the neighborhood plans for each neighborhood in the city. As each neighborhood plan is updated, an updated map would be added. This process was first used in the North Rose Hill neighborhood plan update and is currently underway for the Market, Norkirk and Highlands neighborhoods. It is s important to consider connections for bicycles, pedestrians and vehicles and the connections may not the same for all modes of transportation. City staff understands that these are contentious issues, but they must be looked at from a neighborhood view and city view and specific language must be incorporated into each neighborhood plan. Connectivity in the neighborhoods is expressed in the Comprehensive Plan in Transportation Elements which is a function of the Comprehensive Plan in providing mobility while maintaining neighborhood character meant to equalize traffic impact in neighborhoods.

Ms. Lieberman-Brill said the 9th Street West project would connect the open portion of 9th Street West to Market through the Juanita Bay Park parking lot. The Public Works Department has looked at the pros and cons of the project and concluded that it may work for pedestrian and bicycle connection, but likely not a vehicle connection. They will be meeting on February 23 with the Transportation Commission to get their official position. The City will then transmit the preference of the Transportation Commission back to the Planning Commission. Citizens will know the status of the street connection and it will be pursued or dropped as a vehicle connection. The work program being considered tonight will propose meeting dates where that information will come out.

Ann Ferguson , 2036 9th Street West, Kirkland, said she lives three houses from the park entrance and is concerned about many issues regarding the project: protected evergreens, the endangered species act, the park will always be locked at night, traffic statistics, and accidents. She said she

talked to the Public Works Department and the Deputy Fire Chief, and the Parks Department, and none feel connectivity is an important issue. She said 9th Street is too narrow to put a traffic light, which would mean widening of the road, and 20 homes would lose portions of their front yards. The cost of the project would be significant. The logic of the idea doesn't make sense and doesn't increase connectivity, but merely increases traffic on a quiet street where children live and play on 9th Street. She said she wants to keep the neighborhood safe for generations to come.

Debbie Lamont, 1835 9th Street West, Kirkland, came forward to speak for her mother who has had a stroke and cannot attend the meeting. Ms. Lamont said that she was conceived and raised in the Market neighborhood and as a child played there every day. She has been here her whole life, has a business in Kirkland and agrees with everything that Ms. Ferguson said. She doesn't like what is happening west of Market Street, with the building of obtrusive houses on small lots and the children have to play in the streets because there are no more yards for kids to play in. She said that if the project goes through, children and pets will be killed or injured. She said the project makes no sense for the neighborhood and will bring nothing positive to the area.

Ms. Lieberman-Brill explained that staff is asking the Planning Commission to adopt the work program and that tonight will be discussed the Plans Writing Phase of Proposed Work Program. When it is finalized it will be posted on the website and advertised on neighborhood signs. She encouraged citizens to sign up on the Listserve as well to keep informed. She distributed the new correspondence to the Commissioners that came in since the packet went out. She described the Plans Writing Phase of the Proposed Work Program schedule and the steps involved in the process related to Council and the and neighborhood public process. She explained that this schedule incorporates two neighborhood specific public hearings; one for each neighborhood in the Spring to give the opportunity to the public to provide their comments on all issues discussed so far with the working groups, and to solicit new ideas to include in the plans, and a second set, after each draft plan is prepared, and prior to transmittal to the City Council for adoption.

The Commission and staff discussed Planning Commission meeting dates, neighborhood plan meeting dates and public hearing dates.

Ann Ferguson , 2036 9th Street West, Kirkland, proposed to take the 9th Street project off of the table. Ms. Rennaker explained that it was up to the Transportation Department and Public Works Department to take it off of the table. After general discussion, Ms. Lieberman-Brill explained that Public Works has been discussing the pros and cons of the project and that the issue will return after the February 23 Transportation Commission recommendation is transmitted to the Planning Commission and then the Planning Commission can give input at that point. Ms. Rennaker explained to Ms. Ferguson that the project will die a natural death after it goes through the proper city channels.

Mark Sovold, 1200 Second Street, Kirkland, asked if the Commission is accepting any additional PARs for the Market and Norkirk neighborhoods. Ms. Lieberman-Brill said it is not appropriate for staff to accept additional PARs, but a person does have a right to appear at the public hearing for the neighborhood and speak about any proposed land use that he or she may see for the neighborhood. Mr. Sovold asked when the changes in zoning will available for public comment.

Ms. Lieberman-Brill gave dates of April 28 for Market, and May 19 for Norkirk. Mr. Shields interjected and explained the PAR and public process to Mr. Sovold.

Dennis Turnbow, 1121 Champagne Point Road, Kirkland, said in relation to a particular PAR that has been ongoing since 2002, perhaps some less significant PARs could be moved up and dealt with rather than pushed out another two years.

Sunday Stray, 22 21st Place, Kirkland, expressed concern that issues that are going to the working groups are in the interest of some of the members who have existing PARs. She felt it was unfair that they were making recommendations and voting. She thought members with a conflict of interest should recuse themselves from the discussions that involve their own PARs.

Eric Horvitz, 3 Waverly Way, Kirkland, said it is important City ordinances be reviewed carefully in terms of conflict of interest, and that decisions involving those who serve on working groups should not be made on the basis that no one other than those with conflicts of interest can be found to serve.

Ms. Lieberman-Brill said several more PAR requests were received after the September 10 deadline. She said staff recommends that the Commission does not provide the same level of review as the PARs that met the deadline.

There was consensus to not accept the PARs that missed the September 10 deadline.

Ms. Lieberman-Brill handed out the working group's background materials to the Commission.

Mark Sovold, 1200 Second Street, Kirkland, returned to the podium to ask questions about the PAR City wide amendment process. He asked if it was opened to the public once a year if citizens could submit PARs they wanted considered for the 2006 work plan. Mr. Shields responded that amendments are preferred to be considered with neighborhood plans. There are other avenues besides PARs through which the public can participate. Mr. Sovold responded that he has been working with the Planning Department on a rezone for his property. Mr. Shields responded that the Commission must look at the broader area for rezone, not just one isolated property. Ms. Rennaker explained that he is welcome to raise this issue on the Norkirk Neighborhood Plan ~~do that through the public hearing process~~.

UNFINISHED BUSINESS: None

NEW BUSINESS

Mr. Stewart said that the work plan, neighborhood plan and PAR process would be discussed in depth before going to Council. Mr. Shields added that there is a lot of angst among citizens regarding PARs.

Ms. Rennaker asked Mr. Shields how the hiring process is going in bringing on more Planning Department staff. Mr. Shields said it is going well, and we will be hiring and training new staff

REQUESTS FROM THE AUDIENCE - None

UNFINISHED BUSINESS - None

TASK FORCE REPORTS

Totem Lake Task Force: Mr. Hodgson reported the Task Force will be meeting in June to discuss the mission and possibly hear an update regarding the Totem Lake Mall. Mr. Gregory offered to review the working drawings for the medical office building and parking garage current under construction near the freeway.

85th Street Action Team: Ms. Tennyson reported the Team reviewed the zoning regulations for the 85th Street corridor with the exception of the Lee Johnson property.

Sidewalk Bond Committee: Ms. Tennyson reported the Committee will be meeting with the survey company tomorrow to develop questions and move forward with the bond survey. The goal is to have the bond on the same ballot as the Lake Washington School District bond in February 2006.

ADMINISTRATIVE REPORTS

a. City Council Actions

1) The Lake & Central Steering Committee met last night; they are interested in continuing their work in some form with regard to downtown. It was suggested they attend a future meeting.
2) The Council denied the SEDORCO Private Amendment Request.

b. Hearing Examiner Actions

c. Public Meeting Calendar Update

1) Open houses regarding the Conover Commons are scheduled for Thursday, April 28 and Saturday, April 30.
2) The Sound Transit Citizen Oversight Panel has released their report.
3) The hospital expansion renderings are now available.
4) The Transportation Commission is interested in a joint meeting in June/July. It was agreed the Committee Chairs would discuss an appropriate date.

STUDY SESSIONS

a. Market Neighborhood Plan – File No. IV-03-27

Project Planner Joan Lieberman-Brill explained the purpose of tonight's study session was to apprise the Planning Commission about outcomes and preferences of the Market

Working Group on Market neighborhood plan issues and provide recommendations of the Transportation Commission on transportation issues affecting the Market neighborhood. She briefly reviewed the schedule which includes the March kick-off meeting, public hearing on May 19, Planning Commission workshop on June 23 to provide staff direction, and check-in with City Council in July.

Ms. Lieberman-Brill presented the top concepts from the March 2004 kick-off meeting and provided a recap of the results of the June Market Neighborhood workshop. She reviewed the comments of the September-December Market Neighborhood Work Group with regard to the following topics:

Transportation

- Central Way Corridor
- Traffic Signal at Market and Central Way
- Sidewalk Improvements,
- Bike Routes
- Vehicle connection within the Market neighborhood (9th Street West street extension to Market Street)

Housing

Land Use

- PAR 1 and 5 (RS 8.5 to RS 7.2) and city-initiated rezones at 805 and 815 14th Avenue West (RS 12.5 to RS 7.2)
- PAR 3 and 4 (RS 7.2 to PR 3.6)
- City initiated rezones at 1250 and 1230 4th Street W (PR 3.6 to RS 7.2)
- City initiated idea of View Stations at Unopened Street Ends along Waverly Way

Market Street Corridor

- City initiated idea of a Market Street Corridor zone
- PAR 2, 6, 7, 8, 9, 10, 11, 12 (RS 7.2 to PR 3.6)
- City initiated rezones at 1250 and 1230 4th Street West (PR 3.6 to RS 7.2)

Joint Market/Norkirk Working Group Market Street Corridor

- Subarea 1 PR Zone
- Changing the Neighborhood Boundary
- Subarea 2 BN Zone
- Subarea 3 BC Zone Historic Area
- Subarea 4 PR Zone south of BC Zone
- Subarea 5 North PAR

During and following her presentation, Ms. Lieberman-Brill responded to Commissioners' questions regarding the topics and the Working Group's comments.

Audience Comments: Rita Williams, a resident within PAR 12, provided drawings of four duplexes proposed to be constructed in that area.

Carl Volkle, one of 31 homes included in PAR #12, advised several property owners were not notified of this request. He recalled the Market Neighborhood Association unanimously voted against this PAR. He submitted a petition with 130 signatures in opposition to PAR #12 and requested staff abandon the PAR #12 proposal.

Chris Farick, property owner within PAR #4, expressed support for the rezone to commercial to be consistent with adjacent zoning.

Ann Ferguson, 2036 9th Street West, expressed support for the Transportation Commission's recommendation to not extend 9th Street west and the potential for a non-motorized rail. She recommended not disturbing old growth trees.

Staff advised the next step was the May 19 public hearing.

b. Tree and Landscaping Regulations – File No. IV-03-101

Deputy Planning Director Paul Stewart explained an initial draft of the Tree and Landscaping code amendments was prepared based on direction received in late 2004 from the Planning Commission, City Council, and Houghton Community Council as well as comments from the Kirkland Chamber of Commerce and the general public. He highlighted the proposed schedule that included a Commission study session in July, Houghton Community Council and Planning Commission public hearings in August, City Council study session in September and City Council and Houghton Community Council action in October. He explained that because the suggested changes to the existing code were extensive, they were not presented as edits to the current text, instead the memorandum describes each suggested change, the reason for it, and the implications for customers and for the City. He advised amendments to Section 95.35 Tree Retention, Protection and Replacement would be reviewed at the Planning Commission's May 26 meeting.

Urban Forester Elizabeth Walker reviewed reasons and implications for suggested amendments to the following:

- Section 95.05 Purpose and Intent
- Section 95.10 Definitions
- Section 95.15 Applicability
- Section 95.20 Exemptions from Permit and Plan
- Section 95.25 Alternative Compliance
- Section 95.30 City Forestry Account

Senior Planner Patrice Tovar reviewed proposed amendments, the reasons for and implications of changes to the following:

- Section 95.40 Required Landscaping
- Section 95.40.1 User Guide
- Section 95.40.2 Use of Significant Existing Vegetation

Todd Woosley spoke again to list the seven uses that were removed from TL 7 in a previous zoning action.

TL 10E discussion.

Discussion on industrial uses, pre-existing uses, accessory uses and vehicle sales.

Continued discussion of TL 10C.

Review of TL 10A.

Public Comment:

1) Mansor Baghshomali, 8223 125th Pl NE Kirkland, has represented the Schott property for the last six years. Not able to market the site and asks to not limit use and allow residential uses.

Planning Commission supports residential as a reasonable use in this area. In agreement to leave existing uses but also add multi-family as well.

TL 10B discussion of building height and using height as an incentive for affordable housing.

B. Norkirk Neighborhood Plan File No. IV-03-27
To apprise the Planning Commission about 1) outcomes and preferences of the Norkirk Working Group on Norkirk neighborhood plan issues and 2) the recommendations of the Transportation Commission on transportation issues affecting the Norkirk neighborhood.
Study Session opened at 9:15 pm.

Ms. Lieberman-Brill made a presentation recapping results of Norkirk March kick off meeting and June workshop and September - December working groups re: transportation topic, housing topic, land use topic, and Market Street Corridor topic.

Study Area 1, PAR 1

Study Areas 2 and 6, PAR 6

Study Area # 3, PAR 2

Study Area # 4, PARs 3 & 4

Study Area # 5, PAR 5

Corridor Topic
Norkirk Neighborhood supports boundary line change, Market Neighborhood does not support change.

Transportation Commission recommendations:

The Transportation Commission does not want to continue considering vehicle connections on 1st. The working group supported spending money on sidewalks in the neighborhood rather than on roads through unstable and sensitive areas. Working group felt that park space was more valuable than vehicle connection. The Transportation Commission had no comments on nonmotorized routes. They want to review the draft plan.

What's Next: Ms. Lieberman-Brill describes next steps in Neighborhood update process.

Important Concepts to Neighborhood update:
Innovative and Affordable Housing
Residential and Employment Capacity
Industrial Area and Transitions

Public Comment re: Norkirk Neighborhood Plan update:

1) Marcel Beauclair, 1200 2nd Street, re: PAR 6 zoning change and replacement of small homes with large homes

2) Robert Stonefelt, 901 1st Street, he and his elderly parents live at that location, disappointed that he wasn't notified of meeting, lives in Study Area 6, comments re:

policies. He will send a letter to complete his comments.

3) Sharon Parzino, 128 12th Ave, liveS in Study Area # 6, had requested rezone from 7.2 to 5.0, in support of changing zoning but keeping FAR of 50% in keeping of flavor in neighborhood. Requests easing flexibility standards in subdividision ordinance as alternative to rezone.

4) James Parzino, 128 12th Ave, spoke in support of rezone (Study Area # 6).

5) Mike Nykreim, 101 10th Avenue, in support of rezone, Study Area # 6 complies with Growth Management, gave examples. Requests to have staff show compatability with neighborhood.

Ms. Lieberman-Brill requests feedback re: presentation of information to public.

Study Session closes at 10:50 pm.

7. UNFINISHED BUSINESS: None

8. NEW BUSINESS

9. TASK FORCE REPORTS

Ms. Tennyson: re: NE 85th Street group is moving along, TIP (Theory in Practice consulting group) gave presentation re: Econ Dev. to City Council Retreat.

Mr. Hodgson: TLAT has a date for next month.

Ms. Hayek: I 405 Corridor Meeting re: Nickel project progress

10. ADMINISTRATIVE REPORTS

A. City Council Actions

(1) Jim Hart Private Amendment Request

(2) Planning Work Program: The Planning Work Program was approved by City Council

Rennaker dissenting.

E. Study Area #5, PAR #5, 214 & 230 4th Avenue, reclassify from Planned Area 7B to CBD (commercial zone, no density limit) which would allow unlimited residential density. Staff recommends continued study of this issue. Commission supports study and feels residential density is appropriate but no offices unless it is connected to a residence, including home occupations.

F. City initiated rezone 32 - 21st Pl and 100 20th Ave from RS 12.5 to RS 7.2. Staff recommends continued study. Commission concurs that continued study is indicated, though only three members present can vote on this matter, so this is not an official vote.

G. City initiated rezone at 558 20th Ave & vacant tax parcel to the west from RS 12.5 to RS 7.2. Staff does not recommend continued study of vacant parcel but that it should be considered in a boundary line change that would include this parcel in the South Juanita neighborhood. Commission concurs.

H. City initiated idea to study entire LIT zone in the context of the industrial lands study. Staff recommends continued study. Commission concurs and suggests Staff study possibility of a small section of Central Way east of 6th Street being closed to use.

4. Norkirk Working Group Market Street Corridor Topic

A. On June 23, 2005, the Planning Commission made various recommendations on the Market Street corridor.

B. Market PAR #2 and #6 through 12 ~~and surrounding~~ area North End of Market Street Corridor, rezone from RS 7.2 to PR 3.6: Staff will drop from further consideration, per Commission direction. Staff will provide further information regarding preservation of log cabin on PAR #11.

C. PAR for parking lot adjoining and west of 1611 Market Street. Staff will continue study, per Commission direction.

D. Study of PAR for 419 and 421 14th Avenue W from RS 7.2 to PR 3.6 is dropped from further consideration, per Commission direction.

E. City initiated rezone at 1250 and 1230 4th Street W is dropped from further consideration per direction from Commission.

F. The Planning Commission recommendation regarding the City initiated idea of Market Street Corridor Zone merits continued study within the context of the existing zoning rather than creating a new zoning district.

G. The City initiated idea of changing the boundary of the neighborhoods to the middle of Market Street was deferred by the Commission until this evening to give citizens an opportunity to express their views in the matter at the Norkirk neighborhood meeting. Commission concurred that shifting boundary north of 19th to better represent the perception of neighborhood identity. Commission concurs that the boundary change south of 19th would be to the center of Market Street. Staff recommends Option 1 or Option 2 of the following three options in order to format the plans:

Option 1: Leave the entire corridor in the Market neighborhood (no boundary changes), except for single family area at north end.

Option 2: Split the corridor along Market Street, and create a separate corridor plan utilizing existing zoning.

Option 3: Split the corridor along Market Street, and discuss the west side in the Market Neighborhood Plan and the east side in the Norkirk Neighborhood Plan utilizing existing zoning.

The Commission chose Option 2. City Council will confirm the Planning Commission direction at the September 20th meeting; staff will then begin drafting the new Plan and public review of the draft will continue into next summer.

B. **Tree Regulations, File No. IV-03-101 (8:39 p.m. to 9:18 p.m.)** - Confirmed direction on approaches to tree plan levels discussed at the July 14th Commission meeting.

Elizabeth Walker reported on the major and minor development categories, tree plan requirements, site design and retention standards, and tree density requirement. Staff has been working on these items per Commission direction and presented an updated matrix of requirements and standards. There was discussion regarding "specimen", "majestic", and "landmark" trees.

Chair invited public comment.

Mike Nykreim, 101 Tenth Avenue, Kirkland, expressed concern about this ordinance and requests that staff have conversations with persons connected to property being used as an example.

Public comment closed.

Commission asked if builders and developers were included in discussion of this matter. Staff advised that they were, and all their comments were included in the green sheet provided the Commission. Staff is still waiting to hear feedback from some developers. Revisions have been made based on some feedback received. There was discussion regarding tree density requirements on property that do not

Ms. Jenkinson explained that a consent decree is a settlement that the parties reach and does not bind any other parties. She said it is not precedent setting and the Bellevue ordinance remains intact in every other way.

Chair closed the public hearing.

Lt. Hamilton and Chief Aston responded to questions on the subject of Public Safety and associated costs. Ms. Jenkinson provided clarification as to legal issues on items under discussion.

The Commission favored leaving the proposed code language as drafted regarding allowing churches and other organizations to participate in hosting homeless encampments. They also favored Staff's recommendation of Option 2 that requires a public information meeting prior to application for a permit, with no administrative appeal. On the frequency and duration issue, they favored a once-per-site-per-year frequency and 92 days duration.

Motion: recommend approval of the Temporary Use Permit Chapter Amendments with addition of a standard to prohibit animals other than service animals in homeless encampments, and deletion of the word "inherently" in the "User Guide" section.

Moved by Matthew Gregory, no second required.
Motion was approved by a vote of 5-1.

Chair declared a break.

5. STUDY SESSIONS - 9:27 p.m.

A. Market and Norkirk Work Program, File No. IV-03-27
Considered the draft work program and schedule for the plans preparation phase of the Market and Norkirk Neighborhoods Plans update project. In addition, review the Market and Norkirk February public workshops agendas, consider the involvement and role of the working groups, neighborhood associations, and the public in the plans update, and consider the desired level of analysis on development patterns in the Market and Norkirk neighborhoods.

Ms. Lieberman-Brill gave a summary of Staff's vision of proposed actions and upcoming meetings regarding this project, through September of this year.
It is requested that Commission members attend the Norkirk (February 1) and Market (February 16) Neighborhood workshops, just to observe. The purpose of the workshops is to talk about the City's vision for these Neighborhoods.

Ms. Lieberman-Brill said Staff wants to start the plan writing phase on a positive note, focusing on the big picture.

Chair invited public comment:

1. Robert Stonefelt, 901 First St, Kirkland, supports further study of neighborhood land use patterns and lot sizes.

2. Eric Eng, 433 Seventh Avenue, Kirkland feels the neighborhood association should have another public hearing to review the draft Norkirk Plan.

Ms. Lieberman-Brill said that the packets are always sent to the neighborhood associations. Mr. Stewart said that the public can attend working group sessions and submit their

comments to the Planning Commission. He is open to the Commission's wishes on how to get neighborhood input.

Chair invited continued public comment:

3. Mary Redmayne, 1843 Third St, Kirkland, feels it is important that the public is informed about upcoming meetings. She feels mailings should be done by the City and wants communications for "Market" and "Norkirk" separated so that the targeted audience will open the mail.

Ms. Lieberman-Brill said that each mailing costs about $2,000.00, so they have to weigh the financial impact on the City as to whether or not to do a mailing.

4. Sharon Parzino, 128 12th Avenue, Kirkland, wanted to know when the plan will be updated.

5. Maria Staaf, 1675 10th St W, Kirkland, wants more turnaround time to respond to Planning Commission packets.

6. UNFINISHED BUSINESS - 10:24 p.m.

A. Planning Work Program & Joint Meeting, File CC-94-84

Reviewed Revised Planning Work Program and the discussion Items for the joint meeting with the City Council.

Mr. Stewart spoke regarding the February 7th joint meeting with City Council and reviewed points Commission made at their retreat.

7. NEW BUSINESS - 10:54 p.m.

None.

8. READING AND/OR APPROVAL OF MINUTES - 10:54 p.m.

a. October 11, 2005

Page 1, correct spelling of "threshold." Insert information on Page 2 about Linda Jones speaking about non-conforming use and that "she objected to allowing expansion of the 85th Street Goodyear tire shop's existing use." Strike, ~~The Planning Commission directed staff to prepare revised text that would allow the existing use, allow expansion but new uses would not be permitted.~~ Approved as corrected.

b. October 27, 2005

Page 2, second paragraph, substitute improve for ~~approve~~ neighborhood aesthetics. Under testimony by Robert Kamuda, insert vehicular after "northend". Page 3, move "brief recess" and "back in session" to before the public hearing, Item B. Approved as corrected.

c. December 15, 2005

Page 2, correct spelling of "disputed" under item g. Page 3, add the "s" under Judy Eilers' name. Change wording in the paragraph that follows to read: "...had a problem with ~~the homeless~~ SHARE/WHEEL, the sponsoring organization, and how the City..." Strike "no second required" after "Moved by Carolyn Hayek, Chair." Approved as corrected.

9. TASK FORCE REPORTS - 11:06 p.m.

Chair reported that the Downtown Action Team has been postponed to March.

Mr. Gregory said that the Totem Lake Action Team is not meeting currently.

KIRKLAND PLANNING COMMISSION
MEETING MINUTES - March 23, 2006

1. **CALL TO ORDER/ROLL CALL** - 7:02 PM
Present: Matthew Gregory; Janet Pruitt; Karen Tennyson; Byron Katsuyama; Carolyn Hayek, Chair; Kiri Rennaker; Andrew Held
Staff present: Eric Shields, Paul Stewart, Angela Ruggeri and Joan Lieberman-Brill.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE** - None.

4. **PUBLIC HEARINGS** - None.

5. **STUDY SESSIONS**

A. Market Neighborhood Plan Update, File No. IV-03-27

The Planning Commission considered and directed changes to the draft overview, vision statement, and framework goals for the Market Neighborhood Plan.

Angela Ruggeri began her presentation and noted that she has received a lot of input on the plan and now the writing process will begin.

She discussed the schedule changes for the Market Neighborhood Plan. Future meetings will be to discuss the draft policies relating to the goals, discuss comments received from the working group and the Transporation Commission in addition to a joint discussion of the Market Street corridor chapter. We will then proceed to City Council on June 6th for a briefing. The full calendar has been amended and is on the web site.

Ms. Ruggeri noted that presently we are at the point of drafting the plan. She reviewed the draft overview, the vision statement of what is expected in 2022 in addition to the framework goals. Ms. Ruggeri based the Plan's vision statement and framework goals on the overall Comprehensive Plan Vision Statement and Goals.

The next step is to begin writing the plan and receiving public comment.

The Chair invited public comment on the Market Neighborhood Plan.

The overview section is to identify the neighborhood location. A neighborhood map will also be provided.

The Chair invited comments, additions or changes from the Commission on the overview section of the Market Neighborhood Plan - none.

Ms. Ruggeri presented the vision statement describing the neighborhood as forseen in 2022. The Commission offered input to revise the vision statement regarding trees and green space, public view corridors and viewing stations. The Commission would like to add statements referring to the parks, the close location to the downtown and the walkability of the neighborhood. They would also like to include information on the historic homes of the founding fathers of Kirkland.

Ms. Ruggeri discussed the Goals section of the plan.

The Chair invited comments from the public on Market Neighborhood - none.

B. Norkirk Neighborhood Plan Update File No. IV-03-27

The Planning Commission considered and directed changes to the draft overview, vision statement, goals and Parks & Open Space and Public Services/Facilities Sections for the Norkirk Neighborhood Plan.

Joan Lieberman-Brill began discussion on the Norkirk Neighborhood Plan Update. Ms. Lieberman-Brill noted that the Norkirk Plan review tonight includes two sections; Parks & Open Space and Public Services Facilities Sections in addition to the Overview, Vision Statement and Goals.

There have been changes made to the Norkirk Neighborhood schedule. The neighborhood signs will be updated to reflect these changes.

Ms. Lieberman-Brill mentioned that the basis for the Norkirk draft plan is the vision statement and framework goals from the Comprehensive Plan, the public comment received during the concept development phase, public input from the Norkirk workshops and City Council direction.

The Chair invited comments from the public.

1. Sharon Parzino, 128 12th Avenue. Ms. Parzino had questions on the land use information and neighborhood map. She noted that the Comprehensive Plan contained wording regarding infill and adjustments in lot size but noticed there is no reference to that in the Norkirk Neighborhood plan.

2. Pete Bartnick, member of the Norkirk Neighborhood Association. Mr. Bartnick invited commission to the next Norkirk neighborhood meeting. He favors grandfathering property rights and use of incentives and flexibility to encourage desired outcomes.

3. Robert Stonefelt, 901 1st Street. Mr. Stonefelt spoke about inconsistencies between the Comprehesive Plan and the Zoning Code.

There were no further comments from the public.

Ms. Lieberman-Brill began discussion of the Overview section of the plan.

Ms. Lieberman-Brill began discussion of the Vision Statement. The Commission offered suggestions for revisions and discussed a rewrite that would change the voice and the elements of the statement. The Commission asked that the City Hall and other government facilities, as well as the junior high school and elementary school, that draw people into the Norkirk neighborhood be addressed in the vision statement.

Ms. Lieberman-Brill began discussion of the Framework Goals . There are two goals to be addressed: Historic Context and Natural Environment. The Commission questioned whether or not there are any incentives in place to encourage homeowners to keep an existing house. Mr. Shields commented that currently only a demolition permit is required.

The Chair invited comments from the public.

1. Robert Stonefelt, 901 First Street, Kirkland, WA. Mr. Stonefelt presented information regarding building materials and healthly building practice issues with older homes.

6. **UNFINISHED BUSINESS** - None.

7. **NEW BUSINESS** - None.

8. **READING AND/OR APPROVAL OF MINUTES** - None.

9. **TASK FORCE REPORTS**

   A. **Downtown Action Team**

The Downtown Action Team (DAT) is currently working on a mission and direction for the Team. The Chair reported that she was elected Chair of the DAT. Her Chairmanship of the Planning Commission ends next month.

Ms. Pruitt will have a discussion with the Transit Center Workshop Committee on March 24, 2006.

10. **ADMINISTRATIVE REPORTS**

   A. **City Council Actions**

The City Council adopted most of the Totem Lake Neighborhood zoning. They still have concerns regarding the Par-Mac area relating to the balance between housing and employment. They also are discussing building heights and the design guidelines. A bus tour of the area will be arranged.

Mr. Stewart reported on the Transportation Commission's work program.

Chair reported that the Moss Bay Neighborhood met this week and discussed parking issues.

   B. **Hearing Examiner Actions** - None.

   C. **Public Meeting Calendar Update** - None.

Mr. Katsuyama noted that the new City web page is active.

12. **ADJOURNMENT** - 9:56 PM

Carolyn J Hayek

Chair
Kirkland Planning Commission

Planning Staff
Department of Planning and Community Development

KIRKLAND PLANNING COMMISSION
May 11, 2006

1. **CALL TO ORDER/ROLL CALL - 7:00 p.m.**

Members Present: Matthew Gregory, Janet Pruitt, Karen Tennyson, Byron Katsuyama, Carolyn Hayek, Chair, Kiri Rennaker, and Andy Held.

Members Absent: None.

Staff Present: Eric Shields, Paul Stewart, and Angela Ruggeri.

2. **ANNOUNCEMENT OF AGENDA - 7:00 p.m.**

3. **ELECTION OF CHAIR AND VICE CHAIR - 7:00 p.m.**

Motion to Approve Janet Pruitt as Chair.
Moved by Karen Tennyson, seconded by Matthew Gregory
Motion: Approve Karen Tennyson as Vice Chair. Moved by Janet Pruitt, seconded by Byron Katsuyama.

The gavel was passed to Chair Pruitt.

Chair thanked Ms. Hayek for a good year.

4. **REQUESTS FROM THE AUDIENCE - 7:02 p.m.**

1. **Loren Spurgeon** 1021 5th Street W. spoke regarding cell towers, asking if there are plans to disguise them, e.g., to look like trees? Mr. Shields said regulations regarding cell towers were recently updated but that they can be reviewed again if needed.

5. **STUDY SESSIONS - 7:04 p.m.**

A. **Market Neighborhood Update - File No. IV-03-27**

Ms. Ruggeri gave a brief PowerPoint introduction to her update of the Market Neighborhood Plan. While reviewing the plan this evening, she will take Commissioners' comments so she can respond by the May 25th meeting. She will also review land use patterns and potential Comprehensive Plan amendments and rezones.

Chair requested comments from the audience.

Loren Spurgeon distributed a handout to Commissioners. He spoke regarding the PAR of the lot at 1611 Market. He requests that Staff request to go ahead with this project be reconsidered

as it may be an encroachment on residence market values.

Bill Anspach, 934 Sixth Street South spoke; he owns property at 1230 & 1250 4th Street West. He is concerned that there are illegal downzoning actions in the area and requests that the Commission drop proposed rezoning from further consideration.

Mr. Shields spoke to Mr. Anspach's concerns, reviewing actions by the City regarding the interim ordinance in this matter. He said that they are in the Comprehensive Plan amendment process and everything is open for discussion as long as the process is followed. He will meet with the City Attorney May 15 and will bring back any concerns to the Commission. Ms. Ruggeri will do additional research on this matter relating to this site and bring more information to the Commission at the May 25 meeting.

Ms. Rugerri pointed out two emails added to the packet, one from Mr. Anspach that details his testimony tonight and one from Mark Nelson who made suggestions about changes to the Plan. She responded to Commissioners' questions concerning the emails.

Ms. Rugerri proceeded with her presentation, making note that she has included changes that the Commission suggested last time. The map on the Transportation section will have additional changes. Mr. Held offered a correction on Figure M-5, a map that is part of the attachment.

Chair led discussion regarding Attachment 1 to Ms. Ruggeri's May 4, 2006 memo to Commission, a draft of the Market Neighborhood Plan. Commissioners reviewed each paragraph of the Overview and Vision Statement and offered suggested changes.

The Goal and Policy of Historic Context was discussed. Changes on this item are expected soon from Bob Burke.

Minor verbiage changes were suggested for Item 4, Natural Environment.

Goals and Policies of Item 5 of the Draft, Land Use, were reviewed in detail, along with accompanying maps.

Item 6, Transportation, was reviewed. There was extensive discussion regarding connectivity in the neighborhood. Commissioners noted that updates were needed on some maps. Public Works will be taking the Plan and maps to the Transportation Commission later this month and that commission will make its recommendation to the Planning Commission. Further changes and additions were suggested on this item.

Continuing with Item 6, Commissioners discussed transit and the Transit Center.

Pedestrian/Bicycle Circulation was discussed and some changes were suggested.

Item 7, Open Space/Parks, was reviewed in detail. Ms. Ruggeri reported that she obtained each Park description from the Parks Department. Suggestions were offered to change and add some verbiage.

Item 8, Public Services/Facilities, was discussed briefly.

Item 9, Urban Design, was discussed at length, and revisions were suggested to Staff.

Chair invited the public to comment on these matters.

Bill Anspach said that developers are opting more for flat-top roofs rather than for more height with pitched roofs due to height restrictions. He encouraged the Commission to allow pitched roofs for diversity and flexibility.

There was discussion. Chair suggested tabling this point at this time.

Loren Spurgeon asked if the Market Street corridor is a separate component of the Comprehensive Plan. Mr. Shields answered that the decision was made that the boundary between the two neighborhoods would be Market Street so that each neighborhood would have ownership of the corridor, but it would be addressed as a coherent unit.

Chair called a short break.

Chair reconvened the meeting.

Ms. Ruggeri briefly reviewed land use patterns, referencing the provided maps. There was extensive discussion about subdivision flexibility standard options and specific objectives were suggested by Staff. Staff addressed Commissioners' questions. Commission will continue to pursue this and bring it up to the Working Group.

Ms. Ruggeri acknowledged the Commission's direction to Staff to bring back more information, including what the Neighborhood Group's desires are.

Commission will postpone the matter regarding the rezone on 4th Street West. There was further discussion regarding the maps.

Referencing Page 3 of 6 of Staff's May 4 memo, there was discussion regarding the eagle's nest on 14th Avenue West. Commission directed Staff to include rezoning on this property to 8.5.

The Parking Lot at 1611 Market was discussed. Ms. Ruggeri reported that there is a 15' buffer requirement for commercial, 5' for multi-family. Commission concurs with Staff's recommendation as stated in the memo.

Ms. Ruggeri referenced the comments on Innovative and Affordable Housing, Attachment 15. There was discussion and a suggested revision.

6. **UNFINISHED BUSINESS**

None.

7. **NEW BUSINESS**

None.

8. **COMMENTS FROM THE AUDIENCE**

Public comment was invited by Chair.

Thelma Shanks, 815 18th Avenue W. spoke regarding Attachment 10. She was the PAR. She supports the additional 5% and requests that the Commission consider that option. Her property is #9 on the map.

Bill Anspach spoke regarding the down zone of his property. He asked the Commission to not change the zone and to look to the future when considering the rezones, not just consider what may be built now.

Public comment closed.

9. **READING AND/OR APPROVAL OF MINUTES:**

A. April 13, 2006

Commission requested that the subject of discussion be included in the minutes rather than just the statement, "discussion ensued," and that public comment be made more brief. Mr. Shields and Mr. Stewart said that Staff has been discussing the issue of brevity in the minutes. They said it may be desirable for the Chair to summarize what the Commission's wishes are at the end of each item of discussion so that the summary can be included in the minutes.

Minutes were approved as written.

10. **TASK FORCE REPORTS**

The next meeting of the Downtown Action Team executive committee meeting is June 6.

11. **ADMINISTRATIVE REPORTS**

A. City Council Actions - None.

B. Hearing Examiner Actions - None.

C. Public Meeting Calendar Update

Ms. Hayek said that Market Neighborhood is doing its own study of the traffic on Market and whether there is need for more Stop signs. They are meeting Monday, May 15.

Market Neighborhood working group is meeting Monday night, May 15.

Norkirk working group is meeting next Wednesday, May 17.

The Transit Center open house is May 25, from 5:00 to 7:00 p.m. at the Maintenance Center. The workshop is that morning.

The playground build for Woodland Park begins June 14 through the 18th.

KIRKLAND PLANNING COMMISSION
May 25, 2006

1. **CALL TO ORDER/ROLL CALL**

Members Present: Matthew Gregory, Janet Pruitt (Chair), Karen Tennyson, Byron Katsuyama, Carolyn Hayek, Kiri Rennaker, and Andy Held.

Members Absent: None.

Staff Present: Eric Shields, Paul Stewart, Angela Ruggeri, Joan Lieberman-Brill, Dan Fisher of the Kirkland Transportation Commission, and Dave Godfrey of the Public Works Department.

2. **ANNOUNCEMENT OF AGENDA**

Chair announced the following change in the agenda under "Study Sessions":

A. Transportation Commission comments (Market & Norkirk)
B. Light Industrial Zone - Norkirk
C. Norkirk Working Group Comments
D. Lot Size Discussion (Market & Norkirk)
E. Norkirk Plan
F. Market Street Corridor Subarea Draft Plan
G. Market Plan

3. **REQUESTS FROM THE AUDIENCE**

Chair invited audience comments not germane to the agenda. There was none. She invited comment regarding Norkirk or Market.

Peter Loft, 1214 Sixth Street, complimented the City on being responsive. He relayed traffic problems and indicated a need for more speed control and traffic calming, especially on the collector streets.

Guy Gilbo, 448 Seventh Avenue, agrees wih Mr. Loft. He doesn't feel the traffic calming circles work and feels traffic is out of control. He does not want garages included in FAR statistics.

Marie Staaf, 1675 Tenth Street West is on the Market Working Group. She does not favor increased flexibility for subdividing because of higher density, more traffic, and effect on property values. Affordable housing should be constructed for long-term viability. Landscape buffers should be high enough to provide noise, dust, and view barriers between commercial and residential areas. She provided the Commission with a copy of an e-mail she had written to them.

4. **STUDY SESSIONS** - Market & Norkirk Neighborhoods Draft Plans and Market Street Corridor Subarea Draft Plan - File No. IV-03-27

A. Transportation Commission Comments (Market & Norkirk)
Mr. Fisher spoke to the transportation issues of the two plans. He began with responses to questions that Commissioners had put to him. The Transportation Commission reviewed functional classifications for some streets between Market & Norkirk Neighborhoods and they did not feel there is a need to change those classifications.

Mr. Fisher said that the Transportation Commission favors retaining bike routes and connecting them. The Transportation Commission would favor adding crosswalks only if there were a median in the road, as on 11th and 12th Streets. Mr. Fisher said that the Transportation Commission feels that, in general, they had no issues with the text or spirit of the Market Plan. There was some discussion.

In response to Mr. Held's question, Mr. Godfrey spoke to the specifications of a collector street. There was discussion.

Mr. Fisher said that the Transportation Commission does not feel that non-motorized connections to Forbes Creek at First and Third are feasible. He expanded on that issue. He said the Commission sees no need to change collector identified in the plan. Mr. Fisher reported that the Transportation Commission discussed cut-through traffic in Norkirk. They received input from the neighborhood on this issue. They felt that Goal N.10 is sufficient to address cut-through traffic. Mr. Fisher said that the Transportation Commission feels that in general, they had no issues with the text or spirit of the Norkirk Plan.

There was discussion regarding the Market Street Corridor Subarea. It was stated that the Market Street Task Force is searching for an acceptable idea that makes important differences in traffic on Market Street during commute times.

Chair thanked Mr. Fisher and Mr. Godfrey for their report.

B. Light Industrial Zone - Norkirk
Ms. Lieberman-Brill referred to her May 17, 2006 memo with attachments, to the Commission. She discussed the Live/Work issue. She said that research revealed that the mixed land use is likely to revert over time to residential uses. Staff's goal is to strive for an industrial base. So, Staff feels it is appropriate to limit the Live/Work option to the historic Kirkland cannery site. There was discussion regarding this matter and land use buffers. Commission concurred that the Live/Work option be eliminated from the light industrial area other than the cannery.

C. Norkirk Working Group Comments
Ms. Lieberman-Brill reported that the Norkirk Working Group met May 17 where two members attended, along with Staff. A comments summary was e-mailed to Commissioners. The Overview includes more content than the preexisting plan. The City Council briefing is scheduled for June 20 whereupon the Plan will come back to this Commission with City Council's comments on June 22. There was discussion regarding the Working Group's comments. Mr. Held and Mr. Gregory offered comments and suggested revisions regarding the Overview that they feel overemphasizes the residential aspect of Norkirk. There was discussion and direction was provided Staff on rewording.

Ms. Lieberman-Brill said that the Working Group felt that the topography should be recognized as serving a transition between the neighborhoods. Commissioners feel that they need additional time to review this issue.

The Planned Area 7 text was addressed by Ms. Lieberman-Brill. There was discussion about the Commercial area language; Staff will come back with some revisions. The Working Group agreed to limiting office use in PLA7B only to the lot on the corner of 4th Avenue and 4th Street where an existing non-conforming office is located.

The Working Group asked that the Industrial Land Use section incorporate existing standards to ensure impacts will be minimized. Proposed new language was discussed. Staff will come back to the Commission with revised text.

No change was suggested by the Working Group on the Transportation Section. The Working Group was cautious regarding the Lot Size topic but wanted continued discussion.

The Working Group wants to learn what the surrounding residents think of the Legislative Rezones at the north end of the neighborhood. Mailed notices will be sent to affected residents in the neighborhood and notices will be posted.

This concludes the Working Group comments.

Chair declared a short break at 8:33 p.m.

Chair reconvened the meeting at 8:45 p.m.

D. Lot Size Discussion (Market & Norkirk)
Ms. Lieberman-Brill continued with her PowerPoint presentation and gave an overview of the three options that would allow reduction of lot sizes in these neighborhoods when specific public benefits can be demonstrated.

The first was the Context Option that would provide equity when dealing with lots that are in proximity to undersized lots. The second is the Historic Option that is meant to preserve historic homes. The third is the Compact Single-Family Option meant to preserve existing small homes and/or allow an incentive to create smaller homes.

Ms. Lieberman-Brill discussed the proposed greater lot size flexibility, referencing color-coded maps. Extensive Commission discussion followed.

The idea of combining various options was explored. ADU's were discussed as well as subdividing and siting of homes. The economics of buying land and building homes was discussed.

Mr. Gregory proposed eliminating the methods discussed in the memo to address the Context Option, but to instead rezone a new limited area to RS 6.0 and implement the Historic and Compact Single Family Options. There was consensus on this idea.

Mr. Shields pointed out various Norkirk Neighborhood lots on the maps. Boundaries for

the new zoning were considered. They sugested that a rezone should be pursued between 2nd Street and the PR zone in the Market Street Corridor, and between 14th Avenue and 8th Avenue. City Council will be giving Staff further direction and public comment will be invited.

Ms. Ruggeri referenced the additional materials packet and pointed out Market Neighborhood lots on the provided map. Commissioners stated they have no interest in the Context Option for the Market Neighborhood.

Historic houses were discussed and ideas were explored as to how to define them. Minimum lot size and house standards were discussed for the Historic option. Commission proposed a 5,000 sq ft minimum lot size. For properties that have at least 12,200 square feet, they proposed a 5,000 sq. ft. minimum lot size for the compact single family option. Staff will provide a spreadsheet for a future meeting of the Commission, demonstrating how these options would work.

Ms. Lieberman-Brill requested comments about the Norkirk Plan. Commission will provide edits to her.

Chair invited public comment on items discussed.

Robert Stonefelt, 901 First Street, supports equity for all residents. Mr. Shields confirmed that the kind of equity Mr. Stonefelt supports would be allowed.

Sharon Parzino, 128 Twelfth Avenue requested clarification on issues discussed by the Commission. She supports rezone to 6.0.

Mike Nykreim, 101 Tenth Avenue, spoke about the State of Washington growth management policy. He supports rezone to 6.0. He wants the Commission to stick to the Comprehensive Plan.

Chair, noting no further request for audience participation, closed public comment.

Mr. Held excused himself from the meeting at 10:29 p.m.

E. Norkirk Plan
Ms. Lieberman-Brill spoke about Planned Area 7B. Under current zoning regulations, property in CBD7 Zone south of 4th Avenue can be redeveloped as residential with mixed commercial use. There is only one office in that area and it is non-conforming. There was discussion and Commission expressed their desire to limit the office option to that one site. Commission commented on language of the plan.

F. Market Street Corridor Subarea Draft Plan
Ms. Ruggeri called the Commission's attention to language changes.

G. Market Plan
Ms. Ruggeri referenced a potential rezone at 1230 and 1250 4th Street West, as described in Commission's packet. Staff recommends that it be left at PR 3.6. Commission concurs. She also questioned whether Policy M 7.3 should be left in the

KIRKLAND PLANNING COMMISSION
June 22, 2006

1. **CALL TO ORDER/ROLL CALL** - 7:00 p.m.

Members Present: Matthew Gregory, Carolyn Hayek, Andy Held, Janet Pruitt (Chair), Kiri Rennaker, and Karen Tennyson.

Members Absent: Byron Katsuyama.

Staff Present: Eric Shields, Paul Stewart, Joan Lieberman-Brill, and Angela Ruggeri.

2. **ANNOUNCEMENT OF AGENDA** - 7:00 p.m.

3. **REQUESTS FROM THE AUDIENCE** - 7:00 p.m.

Chair invited public comment regarding items not on the agenda.

Per-ola Selander, 10830 101th Avenue NE, encouraged the Commission to look at the soul of Kirkland, made up of diverse houses and neighborhoods.

Hearing no further requests, Chair closed public comment.

4. **PUBLIC HEARINGS** - None

5. **STUDY SESSIONS** - 7:04 p.m.

A. **Norkirk Neighborhood Draft Plan - File No. IV-03-27** - 7:04 p.m.

It was reported by Ms. Lieberman-Brill that Staff would review the Norkirk Neighborhood issues and Draft Plan, the Market Street Corridor Subarea Draft Plan, and Market Neighborhood issues and Draft Plan. Prior to the meeting, she had provided the Commission with a memorandum dated June 14, 2006 on this subject.

Ms. Lieberman-Brill summarized City Council's comments regarding related subjects. Regarding the **Industrial Zone**, Council upheld the direction of the Planning Commission:
- to continue to maintain the established focus of the LIT Zone in the entire area,

- to change to an office focus at slightly increased height (40' above average building elevation, allowing three stories of office with parking underground), south of 7th and west of 8th, and
- to allow live/work lofts or other uses identified in the Kirkland Cultural Council Study at the Kirkland Cannery to encourage retention of the historic structure.

Staff will need Commission's direction as to how to implement the changes indicated. Ms. Lieberman-Brill said that Staff will provide follow-up drafts and information by the August 10 meeting.

Chair invited comments from the audience.

Robert Stonefelt, 901 First Street, Kirkland, reported that he supported the Planning Commission on various points, at the City Council meeting. He appreciates Staff and the Commission.

Sharon Parzino, 128 Twelfth Avenue, said she and her neighbors feel the Commission has bent over backwards to address everyone's issues regarding lot size in Norkirk. She feels citizens should be educated to understand the maps and Zoning Code.

There being no further comment, comments were closed. Commission discussed the Industrial Zone and directed Staff to implement thes few changes through special regulations in the LIT Zone to allow increased height for office use south of 7th Avenue and west of 8th Street.

Ms. Lieberman-Brill reported that regarding **Lot Size**, a majority of Council wants to go forward with the rezone of a limited area. Council asked that the Commission proceed with caution and measure public's acceptance during a public hearing that will occur in September. Council is concerned that the resulting dwelling units be compatible with the neighborhood.

Ms. Lieberman-Brill reported that Council wants to go forward with the **Historic Preservation Option** and feels that the Commission is very creative in dealing with issues before them, trying to preserve historic structures.

Council wants to go forward with the **Compact Single Family Option**. Ms. Lieberman-Brill opened discussion regarding each option to gain feedback from the Commission so that Staff can bring back policies for Commission's approval on August 10. Implementation regulations for this option will be written after the September public hearings for the Historic Preservation and Compact Single Family Options.

Ms. Lieberman-Brill reviewed that, for the Historic Preservation Option, the

existing subdivision flexibility standards should not apply. There was Commission and Staff discussion about this option. This option would allow lots of at least 10,000 square feet with a historic structure to divide into two 5,000 square foot lots as long as the historic structure is retained on one of the lots.

The **Compact Single Family Option** was addressed. Council is supportive of going forward with this option and want to hear what the public has to say about this. Mr. Shields commented on the Council's reaction to options presented. There was extensive discussion regarding the minimum lot size and other suggestions about what may be included in this option.

Commissioners reviewed their views on lot size and FAR.

Mr. Shields summarized the majority opinion. Staff will develop policy based on Commissioners' views. The majority support a 12,000 square foot lot divided into 2, with one lot remaining 7,200 square feet, and a second lot of 4,800 sq ft, with a FAR of .3 or .4. They confirmed that the existing subdivision flexibility standards should not apply, and that their intent is to both promote smaller dwelling units and promote more affordable housing.

Ms. Lieberman-Brill referenced the memo and maps for presentation on the **Context Option**. She questioned the Commission on several points on which they provided direction:

a. Determine the area that should be identified for the rezone proposal - Chair Pruitt discussed this and presented rationale to support that it would be best to **cut off the northern boundary at the alley between 12th & 13th.** Commissioners concurred.

b. Should the rezone be to RS 6,000? **Yes, or 6,300 square feet with 10% flexibility.**

c. Would FAR be .5? **Yes**

d. Would all other Single-Family regulations apply to this new zoning classification? **Yes**

e. Would subdivision flexibility standards apply? **Yes**

Ms. Lieberman-Brill reported that City Council agreed with all other direction for the Norkirk Neighborhood plan update. She asked Commission for further comments about the plan draft.

Commission went through the plan, page by page, and commented on substantive changes that they would like Staff to make on the Goals and Policies. Grammatical corrections, if any, will be forwarded to Staff in writing. Commissioners' questions were addressed.

Commissioner Rennaker related the beauty of Palo Alto, California's treescape and suggested that such a plan would benefit Kirkland while

allowing diversity in housing. Mr. Shields related Kirkland's history regarding sidewalk and parkway requirements. Commission discussed this matter.

Chair invited public comment.

Sharon Parzino thanked the Commission for all the work on this matter. She thinks subdividing her property is a property rights issue and wonders what public acceptance has to do with it. Mr. Shields answered her question stating that, in order to make this happen, the law would have to change and the people who make the change must believe that it is in the community's best interest to do so.

Robert Stonefelt thanked the Commission for their thorough work.

Eric Eng, 433 Seventh Avenue, commented about square footage and provided the Commission with some calculations on the Compact Single Family option.

Per-ola Selander said he does not favor subdividing but loves diversity. He related his travel experiences and observation of elements in other cities. He favors treescapes and does not think ADUs are working.

Chair declared a short break.

Chair reconvened the meeting at 9:27 p.m.

B. Market Street Corridor Subarea Draft Plan - File No. IV-03-27 - 9:27 p.m.

Chair invited public comment. There was none.

Ms. Ruggeri said that City Council did not have any comments regarding this matter. She referenced her June 14 memo to the Commission and reviewed the Market Street Corridor Subarea Draft Plan. She heard Commission comments and discussion regarding goals and policies of Attachment 2. Changes were suggested.

Chair invited public comment. There was none.

C. Market Neighborhood Draft Plan - File No. IV-03-27 - 9:50 p.m.

Chair invited public comment.

Thelma Shanks, 815 18th Avenue W, spoke regarding the zoning west of Market subdividing properties. She requests support for her desire to make

use of her large lot through the Compact Single Family Option.

Chair, hearing no further comment from the audience, closed public comment.

Ms. Ruggeri reported regarding the Council meeting on the Draft Market Neighborhood Plan. They agreed that Staff should continue to study the Historic and Compact Single Family Options, not to do anything with the Context Option, and to go ahead with the three rezones talked about in the past. She reviewed lot sizes for various Options. There was discussion among Commission and Staff and changes in the Draft were suggested.

There was discussion regarding qualification of homes as "historic" and criteria to so qualify on the National and State register.

Chair led a page-by-page review of the updated Market Neighborhood Plan Draft. Staff received suggested changes.

Ms. Ruggeri related the upcoming calendar:
- August 10 Planning Commission study session
- September 14 public hearing for Market
- September 21 public hearing for Norkirk
- October 12 Planning Commission
- November 7 City Council study session
- December 19 Plan adoption by City Council

Chair invited public comment. There was none.

6. **UNFINISHED BUSINESS** - 10:38 p.m. - None.

7. **NEW BUSINESS** - 10:38 p.m. - None.

8. **READING AND/OR APPROVAL OF MINUTES** - 10:38 p.m.

A. May 11, 2006

The following corrections were noted:
- substitute Andrew Held's name for Tom Hodgson under Roll Call
- correct spelling on Ms. Ruggeri's name, Page 2
- reword first sentence in Fifth Paragraph, Page 3

Minutes were approved as corrected.

9. **TASK FORCE REPORTS** - 10:40 p.m.

Commissioner Tennyson reported that she attended the 85th Street Action Team

Meeting where they talked about the new improvements that are going in. Ellen Miller-Wolfe spoke to the Action Team about economic development.

Ms. Tennyson also reported that the playground has been built. Ms. Rennaker and Mr. Held helped build it. It is being well utilized by neighborhood children.

Mr. Shields reported that the developers for Totem Lake Mall have a residential partner and are moving ahead with that project. It is anticipated that the design conference will take place in September with the project to begin construction next summer.

10. **ADMINISTRATIVE REPORTS** - 10:44 p.m.

A. City Council Actions - None.

B. Hearing Examiner Actions - None.

C. Public Meeting Calendar Update - None.

11. **COMMENTS FROM THE AUDIENCE** - 10:45 p.m.

Chair invited further public comment.

Per-ola Selander supports pitched roofs. He asked whether Juanita Neighborhood is "one" or "two". Mr. Shields said there are two neighborhoods in City documents but it is seen as one neighborhood by the City. He favors keeping it as two because there are two distinctive and different areas. He asked when Juanita Neighborhood is coming up for review. Staff reported that review of this neighborhood is three to four years in the future.

As there was no further audience comment, Chair closed public comments.

12. **ADJOURNMENT** - 10:49 p.m.

Janet C. Pruitt

Chair
Kirkland Planning Commission

KIRKLAND PLANNING COMMISSION
August 17, 2006

1. **CALL TO ORDER/ROLL CALL - 7:00 p.m.**

Members Present: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, and Karen Tennyson.

Members Absent: Kiri Rennaker.

Staff Present: Joan Lieberman-Brill, Angela Ruggeri, and Paul Stewart.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE** (Limited to 3 Minutes)

Michelle Sailor, 145 5th Ave West. Has several issues on Waverly with vehicles speeding.

Commissioner Kiri Rennaker joined the meeting.

4. **PUBLIC HEARINGS**

5. **STUDY SESSIONS**

A. **Market Neighborhood Plan and Market Street Corridor Subarea Plan - File No. IV-03-27**
Reviewed plan revisions and zoning code amendments in preparation for public hearing on September 14.
Provided direction on plan and zoning amendments.

The Chair asked for Public Comment regarding The Market Neighborhood Plan and Market Street Corridor Subarea Plan.

1. Thelma Shanks, 815 18th Ave West. Spoke in favor of small lot/single family option.

Market Neighborhood Plan.

Angela Ruggeri summarized the changes that have been made during the last meeting, and suggestions for how to proceed for this meeting.

Commission discussion on historical value of log cabin, and historic preservation in general.

Mr. Stewart added that Historic Preservation would be discussed city wide next year.

Commission discussion and offered changes to items one and two, *Market Overview and Vision Statement.*

Commission discussion and offered changes to item three *Historic Context.*

Commission discussion on the detailed content of regulations.

Mr. Stewart clarified the intent of having this degree of detail on regulations. Board discussion.

Joan Lieberman-Brill clarified on the reason for including zoning regulation details in this comprehensive plan policy.

Ms. Ruggeri suggested to keep it as is, and come in and make adjustments next year.

No changes or discussion on item four *Natural Environment.*

Commission discussion and offered changes to item five *Land Use.*

Commission discussion and offered changes to item six *Transportation.*

Clarification on the passage regarding neighborhood access and a neighborhood access study.

Commission discussion and offered changes to item seven *Open Space/Parks.*

No changes or discussion on item eight Public Serivces/Facilities

Commission discussion and offered changes to item nine *Urban Design.*

Mr. Stewart responded to commission question regarding alley access. Ms. Lieberman-Brill commented on a conversation she had with Eric Sheilds on this subject.

Ms. Ruggeri suggested they include this potential Zoning Code amendment on the agenda for next year.

Ms. Lieberman-Brill suggested ways to verbalize this issue during the public hearing.

Market Street Corridor Subarea Plan.

Commission discussion and offered changes on item one *Overview.*

Commission discussion and offered changes to item two *Vision Statement.*

Commission discussion and offered changes to item three *Historic Context.*

Commission discussion and offered changes to item four *Land Use.*

Commission discussion and offered changes to item five *Transportation.*

Commission discussion and offered changes to item six *Urban Design.*

The Chair invited public comment. There was none.

This concludes discussion on the Market Neighborhood Plan and Market Street Corridor Subarea Plan..

The Chair called for a break at 8:48 p.m.

The meeting reconvened at 8:57 p.m.

B. **Norkirk - File No. IV-03-27**
Reviewed plan revisions, discussed land use patterns, the Industrial Zone, Planned Area 7, and reviewed zoning code amendments in preparation of public hearing on September 21. Provided direction on plan, zoning amendments, and discussion issues.

The Chair asked for public comment.

1. Robert Stonefelt. 901 1st St, Kirkland. He spoke in favor of the zoning proposal on density.

2. Mike Nykreim 101 10th Ave. He feels that the City is not correctly reporting building activity numbers to King County and the State and we are not meeting Growth Management goals.

3. Sharon Parzino, 128 12th Avenue. Commented in opposition to the small lot single family lot size threshold change that would allow a 12,000 square foot lot to be divided into one 7,200 and one 4,800 square foot lot as she could not see any purpose in making the change.

There were no other comments.

Joan Lieberman-Brill began her presentation of the Norkirk Neighborhood Plan. She described the revised boundry of the area considered for a rezone from RS 7.2 to RS 6.3, and details of the rezone proposal.

The discussion will begin with Land Use Patterns, Industrial Zone, and Planned Area 7 topics. This will be followed by discussion on the draft Norkirk Plan.

Commission discussion on proposed zoning changes.

Ms. Lieberman-Brill confirmed that they will be getting public comment on this whole package during the September 21st public hearing.

Ms. Lieberman-Brill asked for Commission direction on Historic preservation.

Ms. Lieberman-Brill summarized previous discussions on the Small Lot, single family option.

Commission discussion and offered changes to Small Lot, Single Family Option.

Ms. Lieberman-Brill clarified the suggested changes to Small Lot, Single Family Option.

Commission discussion on Industrial Zone.

Ms. Lieberman-Brill gave a brief update of plans for the Cannery Site.

Ms. Lieberman-Brill gave an overview of Planned area 7 zone.

Commission discussion on Planned Area 7 zone.

Ms. Lieberman-Brill asked Commission if there were more edits, and clarified that there could still be changes to the language as needed.

Ms. Lieberman-Brill discussed a call she received regarding the American Legion Building (currently houses the Greek Orthodox Church) and a request for a possible rezone.

Commission discussion on the zoning around this property.

Commission decision not to make any zoning changes for this property.

The Chair asked for more public comment.

1. Robert Stonefelt, 901 1st St, Kirkland. Commented that he would like the Commission to recommend approval of the change to 6.3 zoning and not refer to the 12,000 square foot threshold, but instead use the 12,200 square foot size threshold for the small lot single family option.

2. Sharon Parzino, 128 12th Ave, Kirkland. Reiterated her previous comments and recommended approval of the 6.3 zoning and not give the City Council another size threshold (i.e. the 12,000) for the small lot single family option. Smaller lots is not an option.

3. Mike Nykreim, 101 10th Ave, Kirkland commented in favor of the 6.0-6.3 rezone proposal for the Norkirk area.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

8. **READING AND/OR APPROVAL OF MINUTES**

None.

9. **TASK FORCE REPORTS**

10. **ADMINISTRATIVE REPORTS**

A. City Council Actions

(1) Floor Area Ratio Study Session

Commission discussion.

B. Hearing Examiner Actions

C. Public Meeting Calendar Update

12. **ADJOURNMENT - 10:41**

Motion to Adjourn
Moved by Karen Tennyson, seconded by Andy Held

Karen Tennyson

Chair
Kirkland Planning Commission

KIRKLAND PLANNING COMMISSION
September 14, 2006

DRAFT

1. **CALL TO ORDER/ROLL CALL - 7:00 p.m.**

Members Present:	Caryolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson.
Members Absent:	Matthew Gregory.
Staff Present:	Eric Shields, and Angela Ruggeri.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE** - None.

4. **PUBLIC HEARINGS**

A. **Market Neighborhood Draft Plan and Market Street Commercial Corridor Subarea Draft Plan, File number IV-03-27.**

Opened the public hearing and took public comment on the Market Neighborhood Draft Plan, Market Street Commercial Corridor Subarea Draft Plan and related zoning changes.

Angela Ruggeri gave a brief presentation and provided background on the Market Neighborhood Plan.

Ms. Ruggeri reviewed three policies; the historic preservation option, small lot single-family option and innovative housing.

There are two possible rezones that go with this plan. One is to change the zoning of the lots at 805 and 815 14th Avenue West from RS 12.5 to RS 8.5. Changing the zoning would bring these two lots into conformance with other lots in their area. The parking lot next to 1611 Market Street proposal is to rezone the parking lot to PR 3.6 to match the adjacent lot at 1611 Market Street which is under the same ownership.

Ms. Ruggeri discussed the proposal to have a Market Street Commercial Corridor Subarea Plan similar to the 85th Street Plan that specifically works with that street. The plan would maintain the development pattern of office and multi-family and designate a historic district. She further described the plan adoption and implementation of the plan including timelines for future meetings.

The Chair addressed the audience and invited public comment.

1. Brent Anderson, 2047 Rosepoint Lane. Concerned about how few people are at the meetings. Sceptical of the motivation of the Commission. Doesn't understand changing zone to accomodate one owner for one property.

2. Laurence Spurgeon, 1021 5th Street West. From the first meeting in March 2004 the residents of the Market Neighborhood have been against rezoning that adds commercial areas. If there is rezoning, they ask to have entrances off of Market Street. Keep the business travel out of the neighborhoods.

3. Danielle Sanine, 315 8th Avenue West. Feels that the plan is still vague. Was involved with the neighborhood action committee. Joining multiple neighborhood plans together to be revised at the same time was problematic. Need to encourage more neighborhood notification and involvement.

Commissioner Held commented in response to this public comment. Also noted that more public hearings and public comment opportunities are forthcoming.

3. Mack Linton, 1825 9th Street West. New to the neighborhood. Commented on the small lot option. Feels things are too crowded.

Chair asked for more public comment.

4. Bill Anspach, 934 6th Street South. Is the owner of property under scrutiny at 1230 and 1250 4th Street West. Discussed the history with his property. Due process has been done and feels this situation should be dropped from any further study.

Angela Ruggeri commented about Mr. Anspach's property and some similar properties near Market Street. Noted previous discussions on why all of those properties were not considered for rezone from PR 3.6 to RS 7.2.

Ms. Ruggeri submitted two comment letters from the public.

The Chair began discussion on Market Neighborhood Plan. Suggestions were made to clarify wording.

Discussion on Market Street Commerical Corridor Subarea Plan. Suggested changes to wording for the plan. Commission discussed option of obtaining public opinion surveys for future neighborhood plans.

Chair invited public comment. There were no comments.

Motion to close verbal public comment tonight and extend written public comment to October 12, 2006 but to encourage people to submit comments by October 3, 2006.
Moved by Karen Tennyson, seconded by Caryolyn Hayek

7. **READING AND/OR APPROVAL OF MINUTES - None.**

8. **TASK FORCE REPORTS**

Commissioner Karen Tennyson commented on the Affordable Housing Conference she attended.

9. ADMINISTRATIVE REPORTS

A. City Council Actions

Mr. Shields discussed a budget request for an additional position at City Hall for public outreach.

Downtown Action Team proposal to approve additional budget to update the strategic plan which included a list of potential issues.

B. Hearing Examiner Actions - None.

C. Public Meeting Calendar Update

Chair asked for clarification about the Shoreline Master Program Forums that are scheduled for this month.

December 28th Planning Commission meeting has been cancelled.

Discussion of October 12th Planning Commission meeting agenda. It may be difficult to consider all three items currently listed.

10. **COMMENTS FROM THE AUDIENCE** - None.

11. **ADJOURNMENT** - 8:45 PM

Chair
Kirkland Planning Commission

KIRKLAND PLANNING COMMISSION
September 21, 2006

DRAFT

1. **CALL TO ORDER/ROLL CALL - 7:00 PM**

Members Present:	Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson.
Members Absent:	Matthew Gregory.
Staff Present:	Paul Stewart, Joan Lieberman-Brill, and Angela Ruggeri.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE** - None.

Chair asked for comments from the audience on items other than the Norkirk Neighborhood Plan or Market Street Subarea Plan.

4. **PUBLIC HEARING**

A. **Norkirk Neighborhood Plan - File Number IV-03-27.** Took public comment on the Norkirk Neighborhood Draft Plan and related zoning changes, and the Market Street Commercial Corridor Subarea Draft Plan. Provided staff with direction. Joan Lieberman-Brill provided background information on the Norkirk Neighborhood Update Project.

Ms. Lieberman-Brill discussed the key issues of the Norkirk Neighborhood Plan, beginning with key issue #1 pertaining to boundry changes at the middle of Market Street and between the Norkirk and South Juanita neighborhoods.

Ms. Lieberman-Brill discussed key issue #2; rezone to RS 6.3, small lot single-family option, Historic Preservation option, policy allowing alternative residential development options to provide housing choices in low density zones within the Norkirk neighborhood.

Ms. Lieberman-Brill discussed key issue #3; Industrial zone and planned area 7. In the industrial area, offices would be encouraged south of 7th Avenue and west of 8th street and an additional five feet in height would be allowed going from 35 feet previously to 40 feet. In PLA 7, standards that have outlined their usefulness would be eliminated adjoining detached dwelling units since that area primarly is a multifamily zone.

Ms. Lieberman-Brill discussed key issue #4; pedestrian routes and cross Kirkland Trail. Pedestrian and bike routes were identified.

She also noted two other city initiated rezones included with the Norkirk Neighborhood Plan. The City is proposing the rezones to bring the zoning in consistency with the predominate RS 7.2 zoning in the neighborhood.

Ms. Lieberman-Brill discussed the Market Street Commercial Corridor Subarea Plan key issues which are mainly to take into account the commercial nature of the Market Street Commercial Corridor between the Norkirk and Market neighborhoods. The key issues are to maintain the development pattern of office and multifamily along the corridor, to designate a historic district, to provide design review for new historic district and review zoning regulations and appropriate retail use.

Ms. Lieberman-Brill also discussed two new private amendment requests. The first is to allow mixed use commercial development in the RS 7.2 zone and the other is to allow limited auto sales in the LIT zone.

Ms. Lieberman-Brill introduced Ellen Miller-Wolfe, Economic Development Manager for the City of Kirkland, to address the limited auto sales proposal.

Ms. Miller-Wolfe gave an overview of why this city initiated rezone should be considered. The Green Car Company is located in Totem Lake and is looking to expand. They are the only North American distributor of smart car and also run an environmental education center. The Green Car Company is also a provider of sales.

Ms. Lieberman-Brill resumed her presentation with a timeline for plan adoption and implementation, and she gave the staff recommendation regarding the timeline for obtaining public comment.

The Chair asked for public comment.

1. Susan Fahnestock, 11630 Slater Ave. NE, #3, founder of the Green Car Company and Norkirk resident. Spoke in favor of rezone. She pointed out that The Green Car Company does not have retail displays, balloons, streamers, etc.

2. Pete Bartnick, 313 11th Place. Asked for clarification of the small lot single family option. Felt the plan really addressed the future of Norkirk and is thrilled with the recommendations.

3. Manny Mankowski, 1510 5th Place. Commented on the character of Norkirk as a 27 year resident and feels it has lost its character. Wishes for smaller homes.

4. Mary Redmayne, 1843 3rd Street. Would like to see stronger language on cut through traffic. Unhappy with the increased density. Commented on the Green

Car proposal and would like the Commission to do something visionary.

5. Greg Slayden, 1314 4th Place. Questioned FAR. Expressed support for points that address house size. Encouraged Commission regarding the Cross Kirkland Trail to preserve the corridor as a rail corridor.

6. Timothy Onders, 9825 Forbes Creek Drive. Commented on neighborhood boundries. Requests their home be included in Norkirk neighborhood rather than South Juanita neighborhood.

7. Tracy Hendershott, 1314 4th Place. Commented on rezoning, railroads, and traffic. Encouraged by proposed language for small houses in the draft.

8. Tom Sherrard 558 20th Avenue. Concerned with rezone of his property. In favor of smaller homes for diversity of housing sizes.

9. Judi Radloff, 504 19th Place. Spoke against proposed rezone of property at 6th Street & 20th Avenue. Supports innovative housing. Does not want development on the bluff over Forbes Creek.

10. Krista Kanale-Fay, 1334 2nd Street. Supports innovatve housing and cottage houses but is against the idea to have common walls. Spoke in favor of the 12,200 square foot option. Also, traffic in the neighborhood is very disturbing.

11. Armene Wegener, 1325 1st St. Questioned if developers will increase the height of homes if required to make them smaller. Spoke against the common walls.

12. Ardell Della Loggia, 127 10th Ave. Does not think it is fair to exclude ADU's from FAR. Commented that it's difficult to find small lots.

13. Ed Irwin, 1917 6th St. Spoke in favor of keeping the railroad. In favor of the Green Car Co. Not in favor of attached housing or duplexes. Against rezoning Sherrard property. Cottage Housing doesn't provide affordability. Commented on behalf of his wife who has concerns with the traffic and feels the roundabouts do not seem to be working.

Commission addressed the audience to clarify the term innovative housing and also traffic calming.

14. Tim Olson, 1571 3rd Street. Spoke regarding small lot single-family option. The incentive for developers to construct a small house may not be there.

15. Mike Nykreim, 101 10th Avenue. Stated that it is possible to have good designs on small lots and make them affordable too. Feels there are good ideas in the plan.

16. Bill Gauthier, 912 1st Street. Owns a 4,000 square foot home on a 6,300 square foot lot. Affordability is a relative term.

17. Robert Stonefelt, 901 1st Street. Supports rezoning to RS 6.3.

18. Bob Martin, 1918 4th Place. Spoke in favor of the rezone.

19. Perola Selander, 10830 101st Avenue NE. Opposes the neighborhood boundry adjustment from Norkirk to Juanita. Happy to hear people discussing the look and feel of the neighborhood and traffic calming issues.

20. Jill Thomsen, 1312 1st St. Concerned about the rezone and how increasing the density will impact the traffic.

21. Neil Sadis, 1530 2nd Street. In favor of rezoning and preserving historic sites.

22. Jill Thomsen spoke again to ask commission why the rezone to RS 6.3 is changed at the half block. Commission responded.

23. Sharon Parzino, 128 12th Avenue. Noted that this has been a two year process rather than one year as noted previously by the Economic Development Manager. Appreciates the Commissions consideration of the process. In favor of the rezone.

24. Krista Kanale-Fay clarified concerns regarding traffic.

25. Pam Jordan, 307 9th Ave. Lives in a historic home that is under 800 square feet. Questioned whether the Commission feels her house is of historical value and worth keeping because they have considered remodeling like others in the area.

26. Tracy Hendershott, 1314 4th Place. Spoke again regarding quality of house materials.

27. Pete Bartnick, 313 11th. Spoke to Pam Jordan regarding her historic home Likes the idea of ADU's, but not big ADU's in the front.

28. Tim Olson, 1571 3rd Street. Spoke about historic homes and the traffic calming measures in Norkirk. Was on the original task force to develop the current traffic calming devices. Commented that you can't control the behavior of drivers.

29. Bill Gauthier spoke again to question the commission on how many lots are involved.

30. Mary Redmayne spoke again about traffic.

The Chair called for a break - 8:59 PM

The meeting was reconvened at 9:12 PM.

The Chair asked for instruction. Commission discussed and offered changes to item one, Norkirk Overview. Offered no changes to item two, vision statement. Discussed item three, Historic Context.

X Ms. Ruggeri suggested changes to mirror changes made to Market Plan. The Commission discussed item four, Natural Environment, and rezone of property.

Commission discussed and offered changes to item five, Land Use and offered changes to planned area 7.

Ms. Lieberman-Brill responded to commission questions regarding the allowance of the Green Car Company.

Continued discussion on LIT and offered changes to item six, Transportation.

Commission requests to add language in 3.2 to rezone to 6.3 to match existing lot sizes. Identified preferred routes to the neighborhood to and from city facilities.

Discussion of Open Space/Parks. No changes to item eight Public Services/Facilities. Discussion on item nine, Urban Design. Commission offered changes to the neighborhood boundary between Norkirk and South Juanita. Commission did not make any changes to the Market Street Corridor Plan since changes have already been offered during the previous Planning Commission meeting.

Commission questioned the issue of primary route to City Hall. Staff responded. Continued discussion on the Green Car Company PAR and whether it should be considered at this late date.

Susan Fahnestock questioned why the Green Car Company doesn't have the car sales portion of the business in Totem Lake and the repairs portion in the LIT zone. Susan Fahnsestock responded. The Commission continued discussion on LIT zone.

Ms. Miller-Wolfe addressed the Commission regarding their concern that retail may trump other industrial uses like fueling stations, etc. Staff responded to questions of the Commission.

Commission agrees to allow the Green Car Company to be considered at a future meeting.

Motion to continue the public hearing to October 12, 2006 and to close the hearing for oral testimony.
Moved by Andy Held, seconded by Karen Tennyson
Motion to schedule a public hearing on October 12, 2006 to obtain public comment on the proposal to allow limited automobile use and sales in LIT zone.
Moved by Carolyn Hayek, seconded by Matthew Gregory

Mr. Stewart suggested the order in which the Commission should hold the

hearings should be to hear the Market Street Neighborhood Plan first, then Norkirk neighborhood followed by the LIT zone and Zoning Code on October 12th.

5. **STUDY SESSIONS** - None.

6. **UNFINISHED BUSINESS** - None.

7. **NEW BUSINESS** - None.

8. **READING/APPROVAL OF MINUTES** - None.

9. **TASK FORCE REPORTS**

Ms. Hayek discussed Downtown Action Team and her role as chair.

10. **ADMINISTRATIVE REPORTS**

Chair reminded commissioners of the need to use the queing system when commenting.

A. City Council Actions

FAR study session to be discussed during City Council meeting on September 26th.

B. Hearing Examiner Actions - None.

C. Public Meeting Calendar Update
* Council Study Session on FAR Regulations - Sept. 26 at 7:00 PM
* Public Forums on Shoreline Master Plan - Sept 18th and Sept 30th

* No meeting on September 28th

Mr. Stewart encourages commissioners to attend the Shoreline Master Program meeting Sept. 30th, 8:30 AM.

11. **COMMENTS FROM THE AUDIENCE** - None.

12. **ADJOURNMENT** - 11:00 PM

Chair
Kirkland Planning Commission

DRAFT

KIRKLAND PLANNING COMMISSION
October 12, 2006

1. **CALL TO ORDER/ROLL CALL - 7:01 PM**

Members Present:	Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, and Kiri Rennaker.
Members Absent:	Karen Tennyson, Vice Chair.
Staff Present:	Joan Lieberman-Brill, Ellen Miller-Wolfe, Economic Development Manager, Angela Ruggeri, Eric Shields, and Paul Stewart.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE**

None.

4. **PUBLIC HEARINGS**

A. **Miscellaneous Zoning Code Amendments, File No. ZON06-00001.** Continue the public hearing on, and further consideration of, proposed zoning code amendments.

Due to the full agenda, the Chair asked for a motion to move the public hearing on Miscellaneous Zoning Code Ammendments. The Chair asked for public comment first, there were none.

Motion to Continue to continue the public hearing on, and further consideration of, proposed zoning code amendments.

Moved by Matthew Gregory, seconded by Andy Held
Vote: Motion carried 6-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, and Kiri Rennaker.

B. **Market Neighborhood Draft Plan and Market Street Commercial Corridor Subarea Draft Plan, File No. IV-03-27.** To considered the additional written comments received since the 9/14 meeting on the two plans and the related zoning changes, and to finalize the Commission's recommendation to the City Council.

Mr. Stewart responded to Commission questions regarding point of order procedure.

Karen Tennyson, Vice Chair, joined the meeting.

Angela Ruggeri presented the written comments that had been received since the September 14th meeting. The Chair closed the hearing to further public comment.

Commission discussion on the Market Neighborhood Draft Plan.

Motion to Approve Market Neighborhood Draft Plan File No. IV-03-27
Moved by Karen Tennyson, Vice Chair, seconded by Matthew Gregory

Commission discussion on the Market Neighborhood Draft Plan.

Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Ms. Ruggeri asked the Commission to consider each zoning change, starting with 805 & 815 14th Ave West.

Motion to Recommend the zoning change on 14th Avenue West.
Moved by Carolyn Hayek, seconded by Karen Tennyson, Vice Chair
Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to Recommend the rezone at 1611 Market Street of the parking lot.
Moved by Carolyn Hayek, seconded by Matthew Gregory
Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Commission discussion on Market Street Commercial Corridor Subarea Plan. Ms. Ruggeri pointed out slight changes that have been made.

Commission discussion on transportation.

Motion to Recommend adoption of Market Street Commercial Corridor Subarea Plan to Council as written with the edits.
Moved by Kiri Rennaker, seconded by Carolyn Hayek
Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet

Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Ms. Ruggeri discussed the timeline of the Market Neighborhood Plan. The recommended plan will be presented to City Council on November 21, followed by Plan adoption in December. The Code Ammendments will be discussed after the first of the year.

Mr. Shields added that the Commission should also discuss how these plans will be presented to City Council.

C. **Norkirk Neighborhood Proposal to allow limited automobile sales in the LIT Zone File No. IV-03-27**

The Chair asked the Commission to consider the Norkirk Neighborhood Draft Plan and the Proposal to allow limited automobile sales in the LIT at the same time.

Mr. Shields clarified that the public hearing for the Norkirk Neighborhood Plan is closed, but the public hearing regarding limited automobile sales in the LIT zone is still open as it was continued from the previous meeting.

Joan Lieberman-Brill began her presentation on the Norkirk Neighborhood Plan. She summarized the schedule they would follow on their recommendation to City Council for the Norkirk Neighborhood Plan.

Ms. Lieberman-Brill began her public hearing overview of the Automobile Sales Proposal in Norkirk LIT Zone.

Ms. Lieberman-Brill summarized the plan, and was available for questions.

Ms. Lieberman-Brill responded to questions regarding signage.

Ellen Miller-Wolfe, economic developer for the City of Kirkland began her presentation on the proposal to allow limited automobile sales in the LIT zone, specifically the Green Car Company.

Ms. Miller-Wolfe responded to questions regarding green businesses.

Ms. Lieberman-Brill concluded her presentation. She reminded the Commission of the written comments that were received on those aspects of the plan other than the automobile sales proposals and should be considered along with the public comments to be heard tonight.

The Chair invited public comment on Limited Auto Sales in the LIT zone.

1. Don Fahnestock of the Green Car Co., 1225 5th Place. Spoke for allowing limited auto sales in the LIT zone.

2. Jim Bowman of the Green Car Co., 630 Kirkland Way. Spoke for allowing limited

auto sales in the LIT zone.

3. Greg Rock of the Green Car Co., 7351 23rd Avenue, Seattle. Spoke for allowing limited auto sales in the LIT zone.

4. Susan Fahnestock of the Green Car Co., 1225 5th Place. Spoke for allowing limited auto sales in the LIT zone.

Ms. Fahnestock responded to questions of the Commission.

5. Pher Holmberg, 1130 8th St (business address). Had clarifying questions regarding the operations practices of limited auto sales. Is undecided on allowing limited auto sales in the LIT zone.

Mr. Holmberg responded to questions from the Commission.

Ms. Fahnstock responded to Mr. Holmberg's and Commission's questions and concerns regarding the business activity.

Pher Holmberg commented on the current signage in the area. Also questioned the cars that are currently on the property.

6. Ginger Merrill, 619 9th Avenue. Asked for clarification on the location of the LIT zone, and where this business would like to be located. No comment on the limited auto sales in the LIT zone.

7. Jim Henwood, 7416 NE 122nd St, Kirkland. Spoke on behalf of his son, Jay Henwood, who lives at 1313 5th Street. Spoke against opening the LIT zone to retail.

8. Peter Primeau, lives in Bellevue but owns property (615 7th Ave.) in the LIT zone. Spoke for allowing limited auto sales in the LIT zone.

9. Per-ola Selander, 10830 101st Ave NE. Spoke for allowing this type of limited retail in the LIT zone.

Mr. Shields had responses to some of the issues that were raised during public comment. He described the different uses in this zone, and the signage/lighting that are currently allowed.

Ms. Lieberman-Brill summarized the SEPA study that was done.

Commission discussion on traffic.

Commission discussion on zoning code language.

Planning staff responded to questions of the Commission regarding limitations to current businesses on allowable retail sales.

Commission discussion on use zone chart, and how green companies could be

encouraged.

Mr. Shields suggested options to include a green zone into the use zone chart.

Commission discussion on attracting other green businesses.

Ms. Fahnestock responded to Commission questions on the impact of waiting six months or more in order for the Commission to refine the use zone chart.

Commission and staff discussion on LIT zone uses, and introduction of retail to this area.

Commission and staff discussion regarding options for adopting interim zoning code.

Ms. Miller-Wolfe responded to comments regarding the choice of location of The Green Car Company.

Commission further discussion on limited retail in the LIT zone.

Mr. Shields addressed Commission comments with ideas of how to proceed in order to allow this use.

Commission discussed ways to proceed.

Motion to close the public hearing on the Norkirk Neighborhood Proposal to allow limited automobile sales in the LIT Zone.
Moved by Andy Held, seconded by Matthew Gregory
Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to recommend to City Council adoption of the Draft Norkirk Plan and miscellaneous plan changes as listed during Ms. Lieberman-Brill's presentation.
Moved by Andy Held, failed due to lack of second.
Motion to Recommend for adoption the draft language in the Norkirk Neighborhood Plan and its policy N7.2 and the encompassing zoning code language that talks about allowing limited auto sales in the LI zone.
Moved by Kiri Rennaker, seconded by Byron Katsuyama
Vote: Motion carried 4-3
Yes: Carolyn Hayek, Byron Katsuyama, Janet Pruitt, Chair, and Kiri Rennaker.
No: Matthew Gregory, Andy Held, and Karen Tennyson, Vice Chair.

The Chair called for a break at 10:02

The Chair resumed the meeting at 10:11

Motion to further recommend to Council that PC will continue to look at the Green Zone area in the LI zone, what it looks like and set forth that vision, and whether it applies to

other LI zones in the City.
Moved by Kiri Rennaker, seconded by Andy Held
Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to look at this again in 2007.
Moved by Janet Pruitt, Chair, failed due to lack of second.
Staff recommended options for specific language to use to clarify the zoning code use chart.

Motion to adopt the proposed language change to the general regulation, and add a special regulation number eight that was submitted by Eric Shields.
Moved by Carolyn Hayek, seconded by Byron Katsuyama
Commission and staff discussion on clarifying revised language for the previous motion.

Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to additional edits to the use zone chart; sign category *'C'*, edit to item five the word *supervised* replaced with *accompanied by an employee*, the words *in route* replaced with the word *enroute*, and required review process is chanded to *one*.
Moved by Andy Held, seconded by Karen Tennyson, Vice Chair
Vote: Motion carried 5-2
Yes: Matthew Gregory, Andy Held, Byron Katsuyama, Kiri Rennaker, and Karen Tennyson, Vice Chair.
No: Carolyn Hayek, and Janet Pruitt, Chair.

Commission discussion on Norkirk Neighborhood Plan.

Motion to recommend for adoption the Norkirk Plan goals, policies and narrative.
Moved by Andy Held, seconded by Carolyn Hayek
Commission discussion on Norkirk Plan goals, policies and narrative.

Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to forward a recommendation for adoption of the South Juanita neighborhood map, the Kirkland neighborhoods map, the residential densities and comparable zones figure.
Moved by Andy Held, seconded by Karen Tennyson, Vice Chair
Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Commission discussion on zoning ammendments.

Motion to adopt the use zone chart as proposed.
Moved by Kiri Rennaker, seconded by Karen Tennyson, Vice Chair
Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to recommend for adoption planned area 7A, 7B, 7C use zone charts.
Moved by Andy Held, seconded by Kiri Rennaker
Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to recommend for adoption of the LIT zone chart incorporating the motion previously adopted on .195.
Moved by Andy Held, seconded by Matthew Gregory
Vote: Motion carried 7-0
Yes: Matthew Gregory, Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Commission discussion on density.

Matthew Gregory left the meeting @ 10:54

Motion to recommend adoption of miscellaneous definitions as corrected.
Moved by Andy Held, seconded by Kiri Rennaker
Vote: Motion carried 6-0
Yes: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to recommend for adoption the rezone of the 82 lots from RS7.2 to 6.3.
Moved by Andy Held, seconded by Karen Tennyson, Vice Chair
Vote: Motion carried 6-0
Yes: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Motion to to recommend for adoption the rezone of 558 20th Ave from RS 12.5 to RS 7.2.
Moved by Andy Held, seconded by Kiri Rennaker
Vote: Motion failed 2 - 4
Yes: Andy Held, and Kiri Rennaker.

No: Carolyn Hayek, Byron Katsuyama, Janet Pruitt, Chair, and Karen Tennyson, Vice Chair.

Motion to recommend for adoption the rezone of 32 21st PL and 100 20th Ave from RS 12.5 to RS 7.2.
Moved by Andy Held, seconded by Karen Tennyson, Vice Chair
Vote: Motion carried 5-0
Yes: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, and Karen Tennyson, Vice Chair.

Motion to close the Public Hearing.
Moved by Karen Tennyson, Vice Chair, seconded by Andy Held
Vote: Motion carried 6-0
Yes: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

Ms. Lieberman-Brill discussed the timeline for the Neighborhood Plans. Norkirk study session is November 8th, Market study session is November 21st. Both would go forward with modifications for adoption on December 12th.

Commission discussion on how to present plan to City Council.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

8. **READING AND/OR APPROVAL OF MINUTES:**

A. July 27, 2006

Motion to approve July 27, 2006 meeting minutes.
Moved by Karen Tennyson, Vice Chair, seconded by Kiri Rennaker
Vote: Motion carried 6-0
Yes: Carolyn Hayek, Andy Held, Byron Katsuyama, Janet Pruitt, Chair, Kiri Rennaker, and Karen Tennyson, Vice Chair.

9. **TASK FORCE REPORTS**

Carolyn Hayek went to APA conference in Yakima.

Discussion on Hope Link, they are trying to get an emergency ordinance to move to the Bridle Trails Neighborhood.

10. **ADMINISTRATIVE REPORTS**

A. City Council Actions. Commisssion discussion on FAR.

11. **COMMENTS FROM THE AUDIENCE**

1. Robert Stonefeldt. Made several comments on the Plan regarding Land Use and Growth Management.

12. **ADJOURNMENT - 11:17**

Motion to adjourn.
Moved by Karen Tennyson, Vice Chair, no second required

_____

Chair
Kirkland Planning Commission

NOTICE OF AVAILABILITY

September 2006

The City of Kirkland has issued an addendum to the Draft and Final Environmental Impact Statements for the 2004 Kirkland Comprehensive Plan. The Draft and Final EISs were issued on July 1, 2004 and October 15, 2004 respectively. **The subject of the EIS addendum is the legislative adoption of an updated Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan as part of the City of Kirkland Comprehensive Plan, and Zoning Map amendments to implement the Neighborhood Plan pursuant to Chapters 130, 140, and 160 KZC (Process IV), File No. IV-03-27**

The following steps will occur in the City of Kirkland's review of this proposal: public hearing conducted by the Planning Commission 9/14/06 with written comments accepted through 10/12/06; decision and action by City Council in November or December 2006. all dates are subject to change.

If you wish to receive a copy of the proposed Comprehensive Plan Amendments, Zoning Map amendments or the EIS Addendum, or have any questions, please contact Angela Ruggeri, Senior Planner at (425) 587-3256. You may also send requests for copies via e-mail, at aruggeri@ci.kirkland.wa.us

cc: File # IV-03-27

EXHIBIT D
City Council Study 11/21/06

Fact Sheet

Action Sponsor and Lead Agency	City of Kirkland Department of Planning and Community Development
Proposed Action	Legislative adoption of an updated Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan as part of the City of Kirkland Comprehensive Plan, and Zoning Map Amendments to implement the Neighborhood Plan pursuant to Chapters 130, 140, and 160 KZC (Process IV).
Responsible Official	**Eric R. Shields, AICP** **Planning Director**
Contact Person	Angela Ruggeri AICP, Senior Planner, City of Kirkland (425) 587-3256.
Required Approvals	Adoption by Kirkland City Council
Location of Background Data	File IV-03-27 City of Kirkland Department of Planning and Community Development 123 Fifth Avenue Kirkland, WA 98033
Date of Issuance	September 6, 2006

City of Kirkland

Process IV Market Neighborhood Plan, Market Street Commercial Corridor Subarea Plan and Zoning Map Amendments

EIS Addendum dated September 6, 2006

File No. IV-03-27

I. Background

The City of Kirkland proposes to adopt new Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan chapters of the City's Comprehensive Plan and the rezones necessary to implement the plans. The amendments will be reviewed using the Chapter 160 KZC, Process IV with adoption by City Council.

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 and Zoning Map amendments.

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 a Draft and Final EIS on its Comprehensive Plan in 2004. 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 policy direction, land use pattern, and environmental impacts that are expected to be associated with the proposed Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan and rezones discussed herein. While the specific location, precise magnitude, or timing of some impacts may vary from those

estimated in the 2004 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 Comprehensive Plans and zoning regulations 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 Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan and rezones are "non-project actions".

IV. Environmental Analysis

The *Comprehensive Plan EIS* (City of Kirkland, 2004) 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 Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan and Zoning Map are similar in magnitude to the potential impacts disclosed in the *2004 Comprehensive Plan EIS.* As this proposal is consistent with the policies and designations of the Comprehensive Plan and the environmental impacts disclosed in the *Comprehensive Plan EIS*, no additional or new significant impacts beyond those identified in the EIS for the Comprehensive Plan are anticipated.

Traffic Impacts

There are three proposed zoning changes to a higher residential classification in the neighborhood, but they will not result in an increased number of residential units. The rezone of 805 and 815 14th Avenue West will not result in additional units because the lots are smaller than the required lot size for their previous zoning. The rezone will actually bring them into conformance. The rezone of the parking lot adjoining 1611 Market Street relates to a 2,411 square foot piece of property and will not result in an additional unit. It could result in approximately 1800 square feet of additional commercial space assuming a floor area ratio of .75. Other proposed policies could generate additional residential units. Included are 8 properties in the RS 7.2 zone with recognized historic buildings meeting the minimum lot size threshold of 10,000 square feet; one property in the RS 8.5 zone with a recognized historic building meeting the minimum lot size threshold of 12,000 square feet; and 2 properties in the Waterfront District II (WDII) zone with recognized historic buildings meeting the minimum lot size

threshold of 14,400 square feet, which could produce a net increase of 11 units if subdivided. An additional 10 lots meet the minimum size threshold of 12,200 square feet in the RS 7.2 zone and 6 lots meet the minimum size of 14,500 square feet in the RS 8.5 zone and can be subdivide to preserve or create small homes on small lots. They will potentially produce a net increase of 16 units. The Kirkland Public Works Department traffic analysis indicates that these additional 27 units would present an insignificant traffic impact to the City transportation system and a negligible impact to our concurrency Level of Service standards for the planning horizon of 2022.

V. Description of the Proposed Market Neighborhood Plan, Market Street Commercial Corridor Subarea Plan and Zoning Map Changes

The proposal would revise the existing Market Neighborhood Plan contained in the City of Kirkland Comprehensive Plan and add a new Market Street Commercial Corridor Subarea Plan. The plans provide a framework that will guide public actions and decisions regarding the use of land, such as implementation of new development regulations or future public investments. They will also influence the actions and decisions of private parties relating to their land use and development options. Consistent with the Kirkland Comprehensive Plan, the proposed Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan address future land use through 2022.

In addition to the plans, rezones have been prepared to implement them. These rezones include changes in zoning classifications to provide consistency with the land use designations.

Description of proposed Neighborhood Plan

The proposed Neighborhood Plan consists of a vision statement, and goals and policies regarding the historical context, natural environment, land use, transportation, parks and open space, public services/facilities, and urban design. The plan also includes maps on land use, transportation, sensitive and geologic hazard areas, urban design and public parks and open space. Key elements of the proposed neighborhood plan are summarized below.

Neighborhood Vision

The vision statement, included below, provides an overview of the City's vision for the neighborhood.

The historic Market Neighborhood is a friendly, walkable neighborhood along the shores of Lake Washington that is close to downtown Kirkland. Its residents enjoy their proximity to the lake through public view corridors and viewing stations, as well as the park system. Waverly Way near the western boundary of the neighborhood has both pedestrian and bicycle routes which provide beautiful unobstructed views of the Lake. The tree canopy in the neighborhood has been maintained and enhanced and it adds to the neighborhood's natural setting with mature trees and wildlife habitat. The

neighborhood's five parks are within walking distance and offer both active and passive recreation for residents. Juanita Bay Park also provides an opportunity for people from the neighborhood, and from the broader community, to observe and enjoy wildlife habitat and open space.

Market Street south of 18th Avenue West accommodates neighborhood oriented businesses and multifamily housing, including living facilities for seniors. The area surrounding the intersection of Market Street and 7th Avenue is a reminder of Kirkland's past with its historic buildings from the 1890's as well as street lights and other improvements that reflect its historic character. This area was to be the original downtown of Kirkland and is still a focal point for the City's history. Well landscaped buffers, appropriate site design and architectural treatments provide a smooth transition between Market Street and the homes in the neighborhood. Market Street provides efficient access to the neighborhood, while still functioning as a principal north/south arterial.

There are a variety of interesting housing styles in the Market neighborhood. Although considerable redevelopment has occurred, the historic homes that remain are valued. Alternative housing options have helped to provide for a changing and diverse population by supplying more housing choices. Streets are safe and attractive for pedestrians, bicycles and cars. The transportation network provides easy access within the neighborhood and to other parts of the City and region.

Market Neighborhood residents take great pleasure in this beautiful place to live.

Proposed Land Use Patterns

The proposal could theoretically result in 27 new detached dwelling units, which represents a negligible increase in residential capacity in the neighborhood. Up to 11 additional units would be created if land parcels containing recognized historic buildings are subdivided, utilizing the historic preservation policy to preserve historic homes. An additional 16 detached units could result if qualifying property owners take advantage of the proposed small lot single-family policy to create or preserve small homes on small lots. There is also the possibility of approximately 1800 square feet of additional commercial space from the rezone of the parking lot adjoining 1611 Market Street.

Neighborhood Plan Policies

Please refer to the proposed Plan for complete text of the goals and policies (Attachments 1 and 2). New neighborhood polices are listed here:

1. Historic Context

Historic context policies encourage the identification of historic sites with historic markers and interpretive information. Proposed policies also encourage retention of buildings of historic and architectural significance. One strategy to retain historic

buildings is to allow smaller lots than would otherwise be permitted in the RS 7.2, RS 8.5 and WD II zones, if the recognized integrity of the historic building is preserved. Subdivision of a 10,000 square foot lot into two 5,000 square foot lots would be allowed as an incentive in the RS 7.2 zone; subdivision of a 12,000 square foot lot into two 6,000 square foot lots would be allowed as an incentive in the RS 8.5 zone; and subdivision of a 14,400 square foot lot into two 7,200 square foot lots would be allowed in the WD II zone to preserve the recognized historic building on one of the two lots.

2. Natural Environment

New policies address protection of drainage basins, the tree canopy, and wildlife throughout the neighborhood. They also address development that occurs in moderate and high landslide and erosion hazard areas.

Land Use and Housing

Proposed residential land use policies retain the predominately detached single family housing style in the core of the neighborhood. New policies also allow alternative housing options to provide housing choice in low-density areas consistent with citywide regulations.

Proposed commercial land use policies focus commercial development in the subarea plan for the Market Street Commercial Corridor. The subarea straddles both the Market and Norkirk neighborhoods, with the Market Neighborhood boundary shifted eastward to the middle of Market Street.

3. Transportation

The proposed vehicular transportation network remains the same. New bicycle and pedestrian policies encourage the improvement and completion of the non-motorized system in the neighborhood.

4. Parks and Open Space

This plan section focuses on the improvement of existing parks open space and desirable additions to the Market Neighborhood park system.

5. Public Services/Facilities

This section reiterates policies in the Sanitary Sewer Comprehensive Plan and Water Comprehensive Plan, Surface Water Master Plan and Kirkland Municipal Code.

6. Urban Design

Proposed urban design policies address public view corridors within the neighborhood and encourage residential design that builds community.

Description of proposed Market Street Commercial Corridor Subarea Plan

The proposed Subarea Plan consists of a vision statement, and goals and policies regarding historical context, land use, transportation and urban design. The plan also includes maps showing the Subarea boundaries, land use and urban design. Key elements of the proposed Market Street Commercial Corridor Subarea Plan are summarized below.

Neighborhood Vision

The vision statement for the Market Street Commercial Corridor Subarea Plan is included below to provide an overview of the City's vision for the Corridor.

The Market Street Commercial Corridor is an attractive, economically healthy area that accommodates neighborhood oriented businesses, office uses and multifamily housing. The commercial uses provide convenient shopping and services for residents of both the Market and Norkirk Neighborhoods. The corridor is surrounded by stable single family residential neighborhoods to the east and west, a residential area to the north and a vibrant Central Business District to the south. Design of new development along the corridor incorporates landscaped buffers, site design and architectural treatments that protect and complement the adjacent residential neighborhoods.

Market Street provides efficient access to both the Market and Norkirk Neighborhoods, while continuing to function as a principal north/south arterial for local and regional traffic. Bicyclists and pedestrians use the Market Street Commercial Corridor as a connection between the Market and Norkirk Neighborhoods, the Central Business District and the broader region.

The historic 1890's buildings at the intersection of Market Street and 7th Avenue represent the original town center and are still a focal point for Kirkland's history. This historic district reflects the City's past through its buildings, both old and new, and its streetscape, including street trees, public seating and street lights.

Neighborhood Plan Policies

Please refer to the proposed Market Street Commercial Corridor Subarea Plan (Attachments 3 and 4) for complete text of the goals and policies. New neighborhood polices are listed here:

7. <u>Historic Context</u>

Historic context policies encourage the identification of historic sites with historic markers and interpretive information. Proposed policies also encourage retention of the buildings of historic and architectural significance in the 7th and Market historic district.

8. Land Use and Housing

The proposed commercial land use policies support a mix of higher intensity uses along the Corridor while minimizing impacts on adjacent residential neighborhoods. They also support designating the historic district between 8th Avenue/2nd Street West and 6th Avenue/5th Avenue West as a special planning area.

9. Transportation

The goal for the Corridor is to maintain Market Street as a transportation corridor with a balance among various transportation modes.

10. Urban Design

Proposed urban design policies address the distinct characteristics of different sections of the Corridor and the transitions between the Corridor and the adjacent low-density residential neighborhoods. Design review is recommended for development in the historic district and possibly in some of the other sections of the Corridor as well. Special streetscape, gateway and public art improvements are also proposed as a way to contribute to a sense of identity for the Corridor.

Kirkland Zoning Map

The following zoning map changes (Attachment 5) and land use redesignations are being considered in order to implement the proposed Market Neighborhood Plan.

1. Rezone of 805 and 815 14th Avenue West from RS 12.5 to RS 8.5 to bring them into consistency with the existing land use designation in the Comprehensive Plan and the zoning of adjacent properties.
2. Rezone of the parking lot adjoining 1611 Market Street from RS 7.2 to PR 3.6 to correct the split zoning of this property which is under common ownership with the adjoining property at 1611 Market Street.

Other Comprehensive Plan Amendments

Because of the proposed Market Neighborhood Plan update, several amendments to other sections of the Kirkland Comprehensive Plan are necessary. The following changes are proposed.

- **Figure I-3 – City of Kirkland Neighborhoods Map** – to reflect the boundary line change between the Norkirk and Market Neighborhoods to the middle of Market Street. (Attachment 6).
- **Figure LU-1 - Comprehensive Plan Land Use Map** – Three changes will be made to this map: 1) change residential density from LDR 5 to LDR 6 in the center of the neighborhood to bring the density designation into consistency with current RS 7.2 zoning. 2) change LDR 5 to O/MF 10-14 for consistency with the proposed rezone of

the parking lot adjoining 1611 Market Street. 3) reclassify parcel #3885800390 in the Market Street Commercial Corridor from O/MF 5 to O/MF 10-14 to bring the density designation into consistency with the current PR 3.6 zoning (Attachment 7).

- **Figure LU-2 – Commercial Areas** – To show the Market Street Commercial Corridor Subarea (Attachment 8).
- **Figure T-2 – Bicycle System – Existing and Proposed** – Update to match neighborhood plan changes (Attachment 9).
- **Figure T-3 –Pedestrian System – Existing and Proposed** – Update to match neighborhood plan changes (Attachment 10).

VI. Public Involvement

Over the course of this project, various public involvement events have been held to solicit public input on the Plan update. These included an open house to kick off the project, workshops, working group meetings and field trips, and Planning Commission meetings.

Events were open to the public and advertised in the Eastside Journal, in City Update articles in the Kirkland Courier, via the City's cable channel and on public notice signboards in the area. In addition, the City sent out direct mailings to all property owners, neighborhood residents and those within 300 feet of the neighborhood boundaries, prior to the kick off open house, workshops, and public hearing. Additionally, prior to the public hearing, letters were sent to property owners and residents within 300 feet of each property proposed for rezone and public notice sign boards were posted to advertise each rezone and the hearing. Finally, all information was advertised in the City's Market/Norkirk/Highlands website and a list service was set up to alert email subscribers when various public involvement events were scheduled.

The Planning Commission will hold a hold public hearing on September 14th. Public notice of the amendments and the public hearing and meeting is being provided in accordance with State law. The City Council will take final action on the proposal in December 2006. All dates are subject to change.

VII. Conclusion

This EIS Addendum fulfills the environmental review requirements for the proposed Market Neighborhood Plan and Market Street Commercial Corridor Subarea Plan amendments and associated Zoning Map changes. The impacts of the proposal are within the range of impacts disclosed and evaluated in the *2004 City of Kirkland Draft and Final Comprehensive Plan EIS*; no new significant impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

Attachments:

1. Proposed Market Neighborhood Plan
2. Proposed Market Neighborhood Plan Maps
3. Proposed Market Street Commercial Corridor Subarea Plan
4. Proposed Market Street Commercial Corridor Subarea Plan Maps
5. Proposed Rezones
6. Proposed Figure I-3 – City of Kirkland Neighborhoods Map
7. Proposed Figure LU-1 - Comprehensive Plan Land Use Map
8. Proposed Figure LU-2 – Commercial Areas
9. Proposed Figure T-2 – Bicycle System – Existing and Proposed
10. Proposed Figure T-3 –Pedestrian System – Existing and Proposed

ATTACHMENTS AVAILABLE UPON REQUEST

CITY OF KIRKLAND
Department of Parks & Community Services
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
www.ci.kirkland.wa.us

MEMORANDUM

To: City Council

From: Jennifer Schroder, Director Parks and Community Services
Carrie Hite, Deputy Director of Parks and Community Services
Sharon Anderson, Human Services Coordinator

Date: November 8, 2005

Subject: Honoring Doreen Marchione

RECOMMENDATION: City Council honors the accomplishments of Doreen Marchione and acknowledges her forthcoming retirement as President and CEO of Hopelink.

POLICY IMPLICATIONS: None

BACKGROUND DISCUSSION: The City of Kirkland would like to take this opportunity to honor Doreen Marchione and her many accomplishments and contributions to her community. For the past 14 years, Doreen has served as President and CEO of Hopelink. Under Marchione's leadership, Hopelink has grown from an agency helping 20,000 citizens annually, to working with more than 50,000 residents in 2005, and has expanded the operating budget from $9 million to $40 million. She has led the agency through a capital campaign and the construction of three new facilities, as well as the addition of new programs, including child development and family development. In 2001 Marchione led the organization's merger with Eastside Literacy Council, which had been teaching adults to read since 1969. Owing to Marchione's vision, Hopelink recently celebrated the grand opening of its permanent facility in Shoreline; its most successful holiday donation-raising season in the agency's history; and the National Association for the Education of Young Children accreditation for its Adelle Maxwell Child Development Center.

Marchione has a long history of involvement in human services and nonprofits. She currently serves on the boards of United Way of King County, Leadership Eastside, the Kirkland Performance Center and the Leadership Council of the College of Arts and Sciences of Seattle University. Doreen began the Community Conversations Around Homelessness. She is past President of the Washington State Association of Community Action Agencies and the Redmond Rotary Club, and was a founder of the Executive Alliance.

Doreen was one of the founders of the Eastside Housing Association (now Springboard Alliance) and played an integral role in the development of 50 new units of transitional housing and an eight-unit emergency shelter in Redmond. Earlier this year, the Greater Redmond Chamber of Commerce recognized Doreen's many accomplishments with its 2005 "Nelson Lifetime Achievement Award".

Prior to joining Hopelink, Doreen served as the Mayor of Redmond for eight years, assuming full administrative responsibilities for all city operations in the mayor-council governed city. As the mayor she received several awards

including Seattle University's Public Service Award, the Seattle University Centennial Award, and the Municipal League's Outstanding Elected Official Award in 1991.

Doreen exemplifies a quiet and gentle, but very effective leadership style. In her words, "Ideally we'd want to work ourselves out of business. There will always be some people who need help. But ultimately, we want to work to see the numbers going down."

CITY OF KIRKLAND
Fire & Building Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.ci.kirkland.wa.us

MEMORANDUM

To: Dave Ramsay, City Manager

From: Jack Henderson, Deputy Fire Chief of Operations

Date: November 13, 2006

Subject: Special Presentation of Service Awards

RECOMMENDATION:
The City Council recognize Captain Dana Olson, from the Fire & Building Department, for 30 years of dedicated service.

BACKGROUND DISCUSSION:
We are presenting a thirty year service award to Captain Dana Olson. He has served the citizens of Kirkland and Fire District 41 with dedication, skill, and professionalism since November 1, 1976. We want to congratulate and thank Dana for his 30 years of service and his continuing dedication to our community's safety.

A brief overview of his accomplishments and roles in the organization will be shared during the special presentation.

CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189 425.587.3400 FAX 425.587-3410

POLICE DEPARTMENT MEMORANDUM

To: Dave Ramsay, City Manager

From: Stan Aston, Chief of Police

Date: November 9, 2006

Subject: Certificate of Commendation – Kirkland Police Explorer Samantha Snyder

RECOMMENDATION**:**

That Council recognize Kirkland Police Explorer Samantha Snyder and present her with a Certificate of Commendation.

POLICY IMPLICATIONS:

None.

BACKGROUND DISCUSSION:

Earlier this year, Kirkland Police Explorer Samantha Snyder was one of 50 individuals who was selected from a pool of candidates nationwide to attend the FBI National Academy Associates week long Youth Leadership Program. Each year at the conclusion of the session, the program staff selects one student who best represents the attributes, leadership, and demeanor that this program exemplifies. That individual is presented with the John A. Wagner Award, who was one of the founders of the program. Staff voted unanimously to present this award to Explorer Samantha Snyder.

The City should be extremely proud of Ms. Snyder for her achievements and for her receipt of this prestigious award. A Certificate of Commendation has been prepared for presentation to Ms. Snyder and is included with this correspondence. If approved, please have the document signed and return to Nita Martin. We will provide a frame and have the document available for Council presentation.

CITY OF KIRKLAND

Commendation

The City of Kirkland Proudly Recognizes and Honors

Kirkland Police Explorer Samantha Snyder

for the high degree of competence and professionalism displayed while attending the 2006 FBI National Academy Associates Youth Leadership Program.

Thank you for your excellent representation of the City of Kirkland during your attendance at this program.

James L. Lauinger, Mayor _____

David H. Ramsay, City Manager _____

KIRKLAND CITY COUNCIL SPECIAL STUDY SESSION MINUTES
October 30, 2006

I. Call to Order

II. Roll Call

ROLL CALL:
Members Present: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.
Members Absent: None.

Joining Councilmembers for the discussion were City Manager Dave Ramsay, Assistant City Manager Marilynne Beard, Finance and Administration Director Tracey Dunlap, and Financial Services Manager Sandi Miller.

III. 2007 - 2008 Budget

Council recessed for a short break.

2007 - 2008 Budget continued discussion.

Council recessed for a short break.

2007 - 2008 Budget continued discussion.

IV. Adjournment

The Kirkland City Council Special Study Session of October 30, 2006 adjourned at 8:38 p.m. and will be continued at 6:00 p.m., November 9, 2006.

City Clerk Mayor

KIRKLAND CITY COUNCIL SPECIAL MEETING MINUTES
November 08, 2006

1. CALL TO ORDER

2. ROLL CALL

ROLL CALL:
Members Present: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.
Members Absent: None.

3. STUDY SESSION

a. Norkirk Neighborhood Plan

Joining Councilmembers for this discussion in addition to City Manager Dave Ramsay were Director of Planning and Community Development Eric Shields, Deputy Director of Planning and Community Development Paul Stewart, Senior Planner Joan Lieberman-Brill, Planning Commision members Carolyn Hayek, Byron Katsuyama and Chair Janet Pruitt.

4. EXECUTIVE SESSION

a. To Review the Performance of a Public Employee

5. SPECIAL PRESENTATIONS

a. Twenty-five Year Service Award - Teresa Swan

b. Community Emergency Response Team (CERT) Graduates Recognition

Chief Jeff Blake introduced the most recent class, Coordinator Robin Paster, and instructors Deputy Fire Chief Helen Ahrens-Byington and Firefighter Jason Chappel.

6. REPORTS

a. City Council

(1) Regional Issues

Councilmembers shared information regarding the recent Youth in Government Day; Letter to King Conservation District; King County Long Term Care Ombudsman Program; Suburban Cities Association Sustainability Workshop; 520 Executive Committee meeting; Prosperity Partnership luncheon; Downtown Holiday Decorating; South Kirkland Park and Ride; Everett and Snohomish County Forum on Affordable Housing; Cataloging of City Emmisions; Waste Management Woodinville Cascade Recycling Center tour; Lee Johnson Chevrolet open house; Metropolitan Solid Waste Management Advisory Comittee meeting; Housing Market Symposium; Enterprise Seattle meeting; Annexation topics; Neighborhood meetings; and the Eastside Human Services Forum.

b. City Manager

(1) Calendar Update

7. COMMUNICATIONS

a. Items from the Audience

Jeff Peterson, 1112 1st Street, Kirkland, WA
Per-Ola Selander, 10830 101st Avenue NE, Kirkland, WA

b. Petitions

8. CONSENT CALENDAR

a. Approval of Minutes: October 17, 2006

b. Audit of Accounts:
Payroll $ 1,679,041.89
Bills $ 2,889,597.44
run # 631 check # 482826
run # 632 check #'s 482850 - 482870
run # 633 check #'s 482871 - 483037
run # 634 check # 483057
run # 635 check #'s 483059 - 483219
run # 636 check #'s 483220 - 483243
run # 637 check # 483244
run # 638 check #'s 483247 - 483471

c. General Correspondence

(1) Ellen Curtis, Regarding Impacts of Development Activity

(2) Sean Youssefi, Regarding Under Grounding Overhead Utility Lines

d. Claims

e. Authorization to Call for Bids

f. Award of Bids

(1) The purchase of an Asphalt Paving Machine from Western Paver & Equipment of Marysville, WA in the amount of $93,155.17 was authorized.

g. Acceptance of Public Improvements and Establishing Lien Period

(1) The work completed by Jansen, Inc. for construction of playfield improvements at Kirkland Jr. High School and Crestwoods Park Playfield at a total cost of $1,008,889 was accepted and the 45 day lien period established.

h. Approval of Agreements

(1) Resolution R-4612, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE INTERLOCAL AGREEMENT WITH PARTICIPATING LOCAL GOVERNMENTS WITHIN WATER RESOURCE INVENTORY AREA 8 (WRIA 8) FOR SALMON RECOVERY PLANNING AND IMPLEMENTATION."

i. Other Items of Business

(1) Approving Cabaret Music License to Oriel Cafe

Motion to Approve the Consent Calendar.
Moved by Councilmember Mary-Alyce Burleigh, seconded by Deputy Mayor Joan McBride
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

9. PUBLIC HEARINGS

a. Resolution R-4611, Approving and Adopting the Annual Update for the Six-

Year Transportation and Street Construction and Improvement Program In Accordance with Section 19.08.051, Kirkland Municipal Code

Mayor Lauinger opened the public hearing. Capital Projects Manager Ray Steiger provided an overview of the issues and responded to Council comment and questions. No other testimony was offered and the Mayor closed the hearing.

Motion to Approve Resolution R-4611, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING AND ADOPTING THE ANNUAL UPDATE FOR THE SIX-YEAR TRANSPORTATION AND STREET CONSTRUCTION AND IMPROVEMENT PROGRAM IN ACCORDANCE WITH SECTION 19.08.051, KIRKLAND MUNICIPAL CODE."
Moved by Councilmember Mary-Alyce Burleigh, seconded by Councilmember Bob Sternoff
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

b. Ordinance No. 4064, Relating to the Third Renewal of Interim Parking Regulations in Central Business District Zones 1, 2, and 8

Mayor Lauinger opened the public hearing. No testimony was offered and the Mayor closed the hearing.

Motion to Approve Ordinance No. 4064, entitled "AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE THIRD RENEWAL OF INTERIM PARKING REGULATIONS IN CENTRAL BUSINESS DISTRICT ZONES 1, 2 AND 8."
Moved by Councilmember Mary-Alyce Burleigh, seconded by Councilmember Jessica Greenway
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

Council recessed for a short break.

10. UNFINISHED BUSINESS

a. Discussing Potential Annexation - Financial Model

Assistant City Manager Marilynne Beard reviewed the project status and the upcoming process schedule. Director of Finance and Administration Tracey Dunlap briefed the Council on the annexation fiscal analysis model.

11. NEW BUSINESS

a. 2007-08 Utility Rate Proposal and Water Service Fees

(1) Ordinance No. 4066, Relating to Water System Customer Rates for 2007, and Providing for Changes in Said Rates

Motion to Approve Ordinance No. 4066, entitled "AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO WATER SYSTEM CUSTOMER RATES FOR 2007 AND PROVIDING FOR CHANGES IN SAID RATES."
Moved by Councilmember Mary-Alyce Burleigh, seconded by Deputy Mayor Joan McBride
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

(2) Ordinance No. 4067, Relating to 2007 Sewer System Customer Rates and Amending Table 15.24.070 of the Kirkland Municipal Code

Motion to Approve Ordinance No. 4067, entitled "AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO 2007 SEWER SYSTEM CUSTOMER RATES AND AMENDING TABLE 15.24.070 OF THE KIRKLAND MUNICIPAL CODE."
Moved by Deputy Mayor Joan McBride, seconded by Councilmember Mary-Alyce Burleigh
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

(3) 0rdinance No. 4068, Relating to Water System Customer Rates for 2008, and Providing for Changes in Said Rates

Motion to Approve 0rdinance No. 4068, entitled "AN ORDINANCE

OF THE CITY OF KIRKLAND RELATING TO WATER SYSTEM CUSTOMER RATES FOR 2008 AND PROVIDING FOR CHANGES IN SAID RATES."
Moved by Councilmember Mary-Alyce Burleigh, seconded by Councilmember Dave Asher
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

(4) Ordinance No. 4069, Relating to 2008 Sewer System Customer Rates and Amending Table 15.24.070 of the Kirkland Municipal Code

Motion to Approve Ordinance No. 4069, entitled "AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO 2008 SEWER SYSTEM CUSTOMER RATES AND AMENDING TABLE 15.24.070 OF THE KIRKLAND MUNICIPAL CODE."
Moved by Deputy Mayor Joan McBride, seconded by Councilmember Dave Asher
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

(5) Ordinance No. 4070, Relating to Utility Fees for Special Services and Amending Section 15.14.050 of the Kirkland Municipal Code

Motion to Approve Ordinance No. 4070, entitled "AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO UTILITY FEES FOR SPECIAL SERVICES AND AMENDING SECTION 15.14.050 OF THE KIRKLAND MUNICIPAL CODE."
Moved by Councilmember Mary-Alyce Burleigh, seconded by Councilmember Dave Asher
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

b. Floor Area Ratio Amendments

(1) State Environmental Policy Act (SEPA) Appeal Hearing

Mayor Lauinger opened the hearing. City Attorney Robin Jenkinson reviewed the rules and structure of the hearing. Councilmember Greenway made note of the fact that an Accessory Dwelling Unit exists on her residential property, and that she had not participated in it's design, it having been built two years prior to her purchase, and that these facts would not prevent her in any way from making a fair and impartial judgment in this matter. Oaths of affirmation was administered by the City Clerk to Appellant Mike Nykreim, Assistant City Attorney Oskar Rey, and Planning and Community Development Director Eric Shields. Mr. Nykreim presented his testimony and submitted twelve pages of exhibits. Mr. Rey followed with a presentation of the City's case and made note of his written response to Mr. Nykreim's appeal. Mr. Nykreim was then provided an opportunity for rebuttal and addressed the Council. Following Mr. Shields' response to Council questions, no further testimony was offered and the Mayor closed the hearing.

Motion to affirm the decision of the responsible official to issue a SEPA determination of nonsignificance issued for the proposed zoning code amendments to the floor area regulations (Appeal Case File No. APL06-00008).
Moved by Deputy Mayor Joan McBride, seconded by Councilmember Mary-Alyce Burleigh
Vote: Motion carried 7-0
Yes: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.

(2) Ordinance No. 4065 and its Summary, Relating to Zoning, Planning, and Land Use and Amending Title 23 (The Kirkland Zoning Code) of the Kirkland Municipal Code; Amending Certain Provisions Relating to Floor Area Ratios (F.A.R.) for Detached Dwelling Units in Low Density Residential Zones, and for Allowable Structures and Improvements in Required Yards, and Amending Portions of Chapter 15 KZC (Single-Family Residential (RS) Zones), Chapter 17 KZC (Single-Family Residential Annexation (RSX) Zones), and Chapter 115 KZC (Miscellaneous Use Development and Performance Standards)

Motion to Approve Ordinance No. 4065 and its Summary, entitled "AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE

23 (THE KIRKLAND ZONING CODE) OF THE KIRKLAND MUNICIPAL CODE; AMENDING CERTAIN PROVISIONS RELATING TO FLOOR AREA RATIOS (F.A.R.) FOR DETACHED DWELLING UNITS IN LOW DENSITY RESIDENTIAL ZONES, AND FOR ALLOWABLE STRUCTURES AND IMPROVEMENTS IN REQUIRED YARDS, AND AMENDING PORTIONS OF CHAPTER 15 KZC (SINGLE-FAMILY RESIDENTIAL (RS) ZONES), CHAPTER 17 KZC (SINGLE-FAMILY RESIDENTIAL ANNEXATION (RSX) ZONES), AND CHAPTER 115 KZC (MISCELLANEOUS USE DEVELOPMENT AND PERFORMANCE STANDARDS) (FILE NO. ZON05-00019)" with amended language to Section 3, items 1.c. and d.
Moved by Councilmember Dave Asher, seconded by Councilmember Tom Hodgson
Vote: Motion carried 5-2
Yes: Mayor Jim Lauinger, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, and Councilmember Tom Hodgson.
No: Deputy Mayor Joan McBride, and Councilmember Bob Sternoff.

12. ANNOUNCEMENTS

13. ADJOURNMENT

The Kirkland City Council special meeting of November 8, 2006 adjourned at 11:38 p.m.

City Clerk Mayor

KIRKLAND CITY COUNCIL SPECIAL STUDY SESSION MINUTES
November 09, 2006

I. Call to Order

II. Roll Call

ROLL CALL:
Members Present: Mayor Jim Lauinger, Deputy Mayor Joan McBride, Councilmember Dave Asher, Councilmember Mary-Alyce Burleigh, Councilmember Jessica Greenway, Councilmember Tom Hodgson, and Councilmember Bob Sternoff.
Members Absent: None.

Joining Councilmembers for the discussion were City Manager Dave Ramsay, Assistant City Manager Marilynne Beard, and Finance and Administration Director Tracey Dunlap.

III. 2007 - 2008 Budget

IV. Adjournment

The Kirkland City Council Special Study Session of November 9, 2006 adjourned at 8:06 p.m.

City Clerk Mayor

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Daryl Grigsby, Public Works Director
David Godfrey P.E., Transportation Engineering Manager

Date: November 9, 2006

Subject: Response to Ms. Annelise Alma regarding one-way streets and location of a grocery store in Juanita Village.

RECOMMENDATION**:**

It is recommended that the City Council authorize the Mayor to sign a letter responding to the comments expressed by Ms. Alma.

BACKGROUND DISCUSSION:

Ms. Alma suggests conversion of Lake Street/Lake Washington Boulevard and State Street/Lakeview Drive to one way streets in order to relieve congestion in downtown Kirkland. She also expresses a desire to have a grocery store located in or near Juanita Village.

One-way street pairs are generally thought to decrease livability for a number of reasons such as extra travel and pedestrian safety. One article that discusses some of the disadvantages of one way streets is available at the Transportation Research Board website http://onlinepubs.trb.org/onlinepubs/circulars/ec019/Ec019_f2.pdf .

You may recall that the developers of Juanita Village worked with a number of grocery stores in an attempt to get a grocery store in the project. Various factors such as location, economic conditions and size of available site worked against making the project attractive to a grocery store.

November 3, 2006

RECEIVED

NOV 08 2006

CITY OF KIRKLAND
CITY MANAGER'S OFFICE

Annelise Alma
10406 NE 113th PL
Kirkland, WA 98033

Dear Mayor Lauinger,

I am an eighteen year old resident of Kirkland who has recently become interested in the issues that have evolved around our growing city, and its welfare. Since the city is changing rapidly, I believe it is important that we continue to work hard to make Kirkland a better place to live. As our city's mayor, I know that you care about its residents and strive to make public services available to everyone. Over the past couple of months, I have noticed a major problem that has affected many citizens of Kirkland – traffic on Lake Washington Boulevard.

With an estimated population of over 45,740 people, Kirkland needs to improve its traffic flow. Everyday, many of the city's residents have to face driving in rush hour traffic through the downtown area. As a student who attends high school in the Seattle area, I sometimes have to drive home on Lake Washington Boulevard. Some nights, it takes me over an hour to get home.

To relieve this congestion, I would like to suggest that the city look into the development of separate, one-way north and south routes. This could easily be done using existing streets, with a minimum of right-of way acquisition. From Central Way, southbound traffic could use both lanes of Lake Street, and then at Carillon Point go back to the existing two-way street configuration. Northbound traffic from Carillon Point could use Lakeview Drive, and then through right-of way modifications, follow the approximate route of State Street, and then reconnect with Central Way at Peter Kirk Park. I think that this is a good plan to relieve traffic congestion in the greater area of Downtown Kirkland.

In the lower Juanita neighborhood north of 116th Street at 98th Avenue, there is substantial residential and commercial redevelopment. The only types of businesses that surround the apartments are now five dry cleaners, and many restaurants. However, there is no grocery store. Many residents who live in or near the apartments have to drive at least two miles to get to Fred Meyer, Safeway, or QFC. It's okay to have neighborhood restaurants, but I think that it is important that a market be nearby as well. As you may know, Market Place, a grocery store, was located where the apartments are built today. Even Michael's variety store was once a grocery. For many citizens, it was nice to be able to go to a small market that was located within walking distance of their house. Now times have changed, and it is harder for many to make a trip to the store, because there isn't one located nearby. I think that it would be nice to see a grocery store located somewhere around the lower part of Juanita. It would benefit a lot of people there.

As the mayor of Kirkland, I know you care a great deal about our city's residents. I thank you for taking the time to listen about how I think Kirkland could improve itself even more.

Sincerely,

Annelise Alma

Annelise Alma

November 22, 2006 **DRAFT**

Ms. Annelise Alma
10406 NE 113th Pl
Kirkland, WA 98033

Dear Ms. Alma:

Thank you very much for your recent letter concerning your thoughts on improving Kirkland. We appreciate your well thought out and creative ideas.

One way streets became popular in the US during the 1950's and 1960's as traffic engineers looked for ways to move a much traffic as possible, as quickly as possible through cities. In the 1980s and 1990's it became clearer that the most livable cities had streets that did more than just move high volumes of traffic quickly. One of our goals is to make Kirkland as livable as possible. Many cities converted one-way streets back to two-way streets as planners and engineers noted some of the limitations of one-way street networks. Admittedly, many of the downsides of one-way streets effect local travelers more than commuters.

One-way networks require more turns and travel than do two-way streets. This is known as out of direction travel. For example consider a driver leaving a driveway on a south-only street and wishing to go to a destination north of them on that same south-only street. They must first go south, then use a street that connects to a north-only street, then go north to another street that connects back to the south only street, then travel back south to their destination. One way streets are sometimes less useful for transit users. Instead of getting back on the bus across the street from where one got off, its necessary to find the street that carries traffic in the other direction. If Lake Street and State Street were one-way streets, that might involve walking up a steep hill. Studies show that pedestrians have a harder time crossing two lanes of traffic traveling in the same direction than crossing one lane in each direction. Increasing the speed of vehicles with one-way streets often has negative consequences on quality of life. In fact, we've heard from residents on Lake Washington Boulevard that would like us to decrease travel speed rather than increase it. Intersections where one-way streets become two-way sometimes have special problems too. These are some of the reasons why, although we've considered long one-way street pairs, we've never implemented them.

At the request of neighbors, the developers of Juanita Village worked hard to get a small grocery store to locate in their project. Although they tried, with the encouragement of the City, for over 2 years in the end they were not able to find a willing partner. So, although Juanita Village has two banks, an athletic equipment store, a large drug store, a barbershop, a dentist's office and other tenants, it doesn't have a grocery store. While certain uses are allowed or disallowed through City zoning, it's important to remember that the City doesn't require specific uses like grocery stores; the particular mix of uses in a development is largely the decision of the private sector.

Thank you once again for your interest in making Kirkland a better place to live. Please feel free to share any other ideas you have with us in the future.

Sincerely,
Kirkland City Council

James L. Lauinger
Mayor

CITY OF KIRKLAND

123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 425.587.3030

CITY ATTORNEY'S OFFICE
MEMORANDUM

To: David Ramsay, City Manager

From: Oskar Rey, Assistant City Attorney
Rob Jammerman, Development Engineering Manager

Date: November 9, 2006

Subject: Letter from Molly Anderson Regarding Fourth and Fifth Street West Waterfront Street Ends

RECOMMENDATION**:**

Staff recommends City Council review the attached draft response for the Mayor's signature.

POLICY IMPLICATIONS:

None.

BACKGROUND DISCUSSION:

The attached letter from Molly Anderson expresses concern regarding parking along the Fourth and Fifth Street West Waterfront Street Ends. The City's response outlines the Council's review of this issue in 2003 and recommends the Bellevue Mediation Program as a way for Ms. Anderson to resolve her concerns.

Molly Anderson
415 5th Ave WEST
Kirkland, WA 98033

October 23, 2006

Kirkland City Council
Kirkland, Wa 98033

I have been a homeowner in the City of Kirkland since 1968 and have lived on 5th Ave West since 1972. As a long time citizen of this community, I have, as you can imagine, witnessed extraordinary changes over the last 4 decades. I am thrilled with the magnificent growth and diversity of this community and, except for the traffic, of course, enjoy all the benefits of living in a vibrant and beautiful city.

I am especially fortunate that I live on 5th Avenue West, a private road between Marina and Waverly Parks. My husband and I walk to downtown everyday. We go shopping, to the post office, the library and the bank, or, we just enjoy the waterfront walk. We are extremely grateful for the quality of life we enjoy.

Many people walk on our road and also get to enjoy the gardens, architecture and views of the lake, city and mountains. We are happy to share this with everyone. We have never felt this was an intrusion or invasion of our property.

The City of Kirkland has owned two "unopened rights of way" on Fifth Avenue West for as long as this City has been incorporated and certainly, for as long as I have been living on this street. These have always been available to the community of Kirkland and to the neighbors on our street until a few years ago, when, the adjacent neighbors began encroaching on the waterfront and eventually on the street side, actually building fences matching those of their properties, implying that these "street ends" were extensions of their property. Only recently, did it come to the attention of the neighborhood that these street end adjacent neighbors have actually entered into City sanctioned agreements call "Street End Permits". While I think

it is selfish and self serving to hoard these properties, not paying taxes, and to have entered into these agreements without the knowledge of the other neighbors, let alone the citizens of Kirkland, I think it is appalling that the permit holders have hung signs prohibiting parking and threatening to have cars towed. Was this what the City intended when they authorized this use of this public land? Why were neighbors not given an opportunity to voice opinions about the use of this land?

I request a review of these permits by the City Council and reinstatement of the "street ends" for public use. At the very least, use by the residents of 5th Ave West and Lake Avenue West for turning around and overflow parking. After all, don't the residents of this street pay for the maintenance of the pavement at these locations? Aren't we all entitled to share the City owned easements?

I look forward to a response to my concerns.

Molly Anderson

November 21, 2006

DRAFT

Molly Anderson
415 Fifth Avenue West
Kirkland, WA 98033

Re: Fourth and Fifth Street West Waterfront Street Ends

Dear Ms. Anderson:

Thank you for your October 23, 2006, letter expressing concern about the use of the Fourth Street West and Fifth Street West waterfront street ends.

The Fourth Street West and Fifth Street West street ends are "unopened" from Waverly Way to Lake Washington. An unopened street right of way is right of way that has not been put to public use. In essence, unopened right of way is land on which the City could construct a street in the future if it decides to do so.

Unopened street right of way may be used by the adjoining property owners until such time as the City opens the right of way to public use (by installing street improvements). The rule in Washington is that each adjoining property owner may use unopened right of way out to the center line of the right of way. The adjoining property owner has the right to do so until such time as the City opens the right of way to public use. Until then, the City does not have the authority to dictate how the adjoining property owner uses the right of way so long as the property owner's use of the right of way is lawful.

As you know, the City Council has explored the feasibility of opening the Fourth Street West and Fifth Street West street ends to public use. In 2003, the City Council asked the Kirkland Park Board to evaluate the possibility of developing the street ends for public access. At a May 21, 2003, public meeting, the Park Board considered the feasibility of opening the rights of way to public use. After considering the recommendations of City staff and public comments, the Park Board determined that the Fourth Street West and Fifth Street West street ends should not be opened for public use. Access problems present the biggest impediment to public use. Fifth Avenue West, which runs roughly parallel to Lake Washington, is the only improved access route to the street ends. However, Fifth Avenue West is a private road and is not City right of way. The City does not control or maintain Fifth Avenue West—the residents do. At least some of the residents have taken the position that the general public is not authorized to use Fifth Avenue West.

The other two possible access points were also found to be unsuitable. Both street ends run from Waverly Way down a steep slope to the waterfront. Providing access to the Lake by this method would be very expensive because of the characteristics and steepness of the bluff. Access from the water by boaters (such as kayaks and canoes) is theoretically possible but potentially dangerous and would not result in enough use to warrant opening the street end.

Thus, the Park Board advised against public use but recommended that the adjoining property owners apply for permits in recognition of the fact that portions of their landscaping and improvements are located in the right of way. The City Council considered the Park Board recommendations at several public meetings, and ultimately decided to adopt the current permit system.

The City's purpose in establishing the permit system was to memorialize the fact that the street ends are unopened right of way and set forth the procedures by which the City may open the street ends to public use should it decide to do so in the future. Because the adjoining property owners already had the right to use the unopened right of way area, the City charges a permit fee that is limited to covering the administrative costs of managing the permit system.

In the City's view, the permits simply memorialize the adjoining property owners' pre-existing right to use the unopened rights of way. In other words, to the extent the adjoining property owners have the right to restrict parking in the unopened rights of way, they had the right to do so prior to issuance of the permits.

I understand your concern about the use of the unopened rights of way and the parking areas in particular. However, since Fifth Avenue West is a private road and the parking areas in question are in unopened right of way, the City is not in a position to intervene in this dispute on one side or another. The parking dispute on Fifth Avenue West is a private civil dispute and the City strongly suggests that the parties to the dispute pursue mediation through the Bellevue Mediation Program. My understanding is that City staff is assisting in the process of scheduling the mediation and will provide any administrative support it can.

Sincerely,

KIRKLAND CITY COUNCIL

By: Jim Lauinger, Mayor

CITY OF KIRKLAND
Department of Finance and Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Kathi Anderson, City Clerk

Date: November 15, 2006

Subject: CLAIM(S) FOR DAMAGES

RECOMMENDATION

It is recommended that the City Council acknowledge receipt of the following Claim(s) for Damages and refer each claim to the proper department (risk management section) for disposition.

POLICY IMPLICATIONS

This is consistent with City policy and procedure and is in accordance with the requirements of state law (RCW 35.31.(040).

BACKGROUND DISCUSSION

The City has received the following Claim(s) for Damages from:

(1) David Maki
308 7th Avenue
Kirkland, WA 98033

Amount: Unspecified

Nature of Claim: Claimant states injury resulted when tree grates on sidewalk gave way.

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3809
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Daryl Grigsby, Public Works Director
Ray Steiger, P.E., Capital Projects Manager

Date: November 9, 2006

Subject: 105TH AVE NE/106TH AVE NE WATERMAIN REPLACEMENT – AWARD CONTRACT

RECOMMENDATION:

It is recommended that the City Council award the construction contract for the 105th Ave NE/106th Ave NE Watermain Replacement to VJM Construction Company of Redmond, WA in the amount of $243,367.87.

BACKGROUND AND DISCUSSION:

At their regular meeting of October 3, 2006, Council authorized staff to advertise for contractor bids on the 105th Ave NE/106th Ave NE Watermain Replacement Project. The first advertisement was published on October 11th and on October 26, 2006 seven contractor bids were received and tabulated. The total bid prices are as follows:

Contractor	**Total Bid**
VJM Construction Co.	**$ 243,367.87**
Sanders General Contractors	$275,683.97
Marshbank Construction	$277,012.96
D&G Backhoe	$283,682.40
Earthwork Enterprises	$283,904.35
Construct Co.	$304,328.83
Engineers Estimate	***$316,807.10***
Westwater Construction Co.	$497,172.48

At authorization to bid, staff reported that unit costs used to develop the engineers estimate were based on bid tabulations from recent watermain replacement projects for the Cities of Mercer Island and Bothell. It was noted that these other projects were bid in the height of the summer construction season and that we anticipated lower and more competitive bids by advertising bids in the fall. As shown in the table above, this appears to be the case as we received a total of seven bids with only one exceeding the engineers estimate.

Increasing construction costs remain to be the trend; however, by comparing bids opened during the summer to this most current bid, we did see lower prices due to a more competitive market (Attachment B). Including the project contingency the approved budget is $257,000 and an award of the low bidder, VJM Construction Co., will result in a 5% contingency of $13,632 (Attachment C).

With Council award, construction is anticipated to begin in January 2007 with substantial completion expected in early April 2007.

ATTACHMENT A

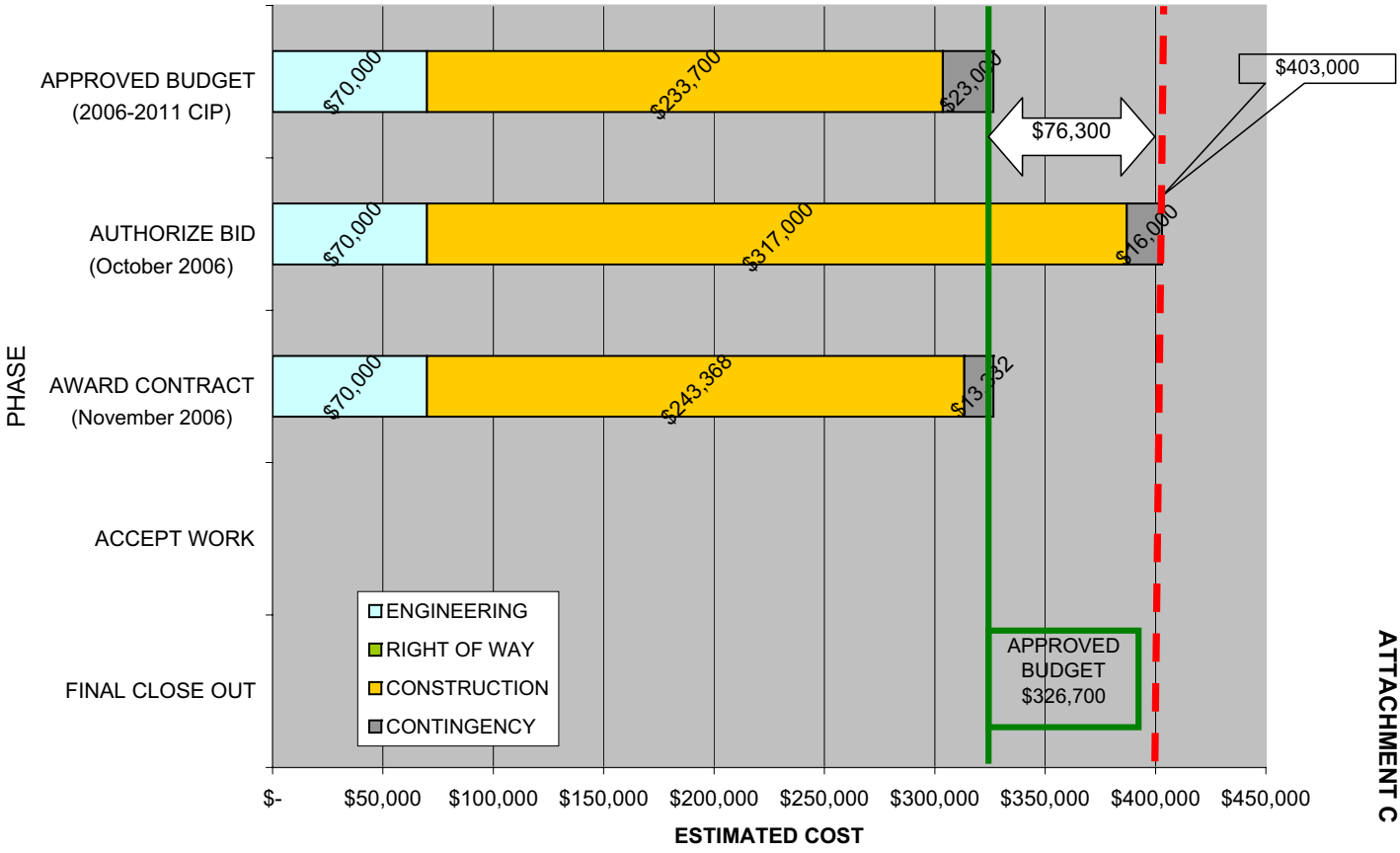
Vicinity Map
105th Avenue NE / 106th Avenue NE Watermain Replacement
WA 0110 / Job No. 18-06-PW

ATTACHMENT B

PROJECT BUDGET REPORT

(105th Avenue NE/106th Avenue NE Watermain Replacement)

WA-0110



ATTACHMENT C

CITY OF KIRKLAND
Department of Finance & Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.ci.kirkland.wa.us

MEMORANDUM

To: Dave Ramsay, City Manager

From: Tracey Dunlap, Director of Finance and Administration
Barry Scott, Purchasing Agent

Date: November 9, 2006

Subject: REQUEST FOR SOLE SOURCE PURCHASE AUTHORIZATION

RECOMMENDATION:

It is recommended that the City Council authorize by resolution a "sole source purchase" for eighteen (18) modular computer systems manufactured and sold by Polaris Digital Systems (formerly Palomar Display Systems Inc.) of Vista, California. This purchase would total $118,224.00.

POLICY IMPLICATIONS:

This request is consistent with KMC3.85.040, which allows for the purchase of items in excess of $20,000 without competitive bidding if the "purchase is clearly and legitimately limited to a single source of supply."

BACKGROUND DISCUSSION:

The Information Technology Department (IT) is seeking to replace the existing computer systems in the Kirkland Police Department patrol vehicles as it is their scheduled replacement time. The original purchase of these computers was from this vendor and was approved as a sole source purchase by Council on 1/2/2001. At this time, IT is unaware of any computer on the market that can better meet the needs of the Police Department than the Polaris computers (recommendation attached). Each of the eighteen (18) computer systems would cost $6,568.00 (including sales tax, freight, and a trade-in credit for returning the old computers) resulting in a total expenditure of $118,224.00.

The Polaris system is a unique product sold only by Polaris and changing to a new system would result in additional expense to install new car mounting equipment and police and IT staff training (see attached recommendation for additional information).

We have verified that Polaris Digital Systems is the exclusive dealer for the Polaris computers sold in the Pacific Northwest.

The funding for this purchase is available through the IT Computer Reserve funds as collected from the Kirkland Police Department. Captain Gene Markle has been involved in assisting the IT Department in the decision to purchase these systems.

Given the immediate need to replace some of these computers, we recommend that the City Council authorize by resolution the sole source purchase of these computer systems. It is further recommended that, at the time of the next scheduled replacement, a Request for Proposal process be conducted to explore the market, promote competition and provide for the award of a multi-year contract.

CITY OF KIRKLAND
Information Technology Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3050
www.ci.kirkland.wa.us

MEMORANDUM

To: Barry Scott

From: Brenda Cooper

Date: November 9, 2006

Subject: Patrol Car Computer Replacement

The Kirkland Police Department's patrol vehicle computers are scheduled for replacement.

The computers recommended for this replacement are the same computers that are currently in the cars, the Polaris brand (formerly Palomar). We are requesting that these be purchased with a sole source authorization because of the following:

- The computers are mounted in the cars. These are the only computers that will fit in these mounts, and significant additional funding would have to be found to locate, purchase, and install additional mounts.
- These are the same machines being used by Police in the cars of the other two police departments that we both dispatch and provide in-car technical support for, and the staff time support required to configure and test new releases and troubleshoot problems would go up with a mixed environment of multiple types of computers.
- The original reason for the Palomar purchase was the brightness of the screen. Polaris is the only manufacturer that has a screen with a brightness of 1500 NITS. This allows the officers to see the screen in bright sunlight and at almost a 180 degree angle.
- The learning curve for officers to get use to any new configuration would be very large in terms of lost time.

Please let me know if you have any questions.

RESOLUTION R-4613

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SOLE SOURCE PURCHASE OF MODULAR COMPUTER SYSTEMS MANUFACTURED AND SOLD BY POLARIS AND AUTHORIZING THE PURCHASING AGENT TO MAKE SAID PURCHASE.

WHEREAS, the purchasing agent, on the advice of the Information Technology Department, has requested the approval of the City Council for sole source purchase of replacement modular computer systems for police patrol vehicles; and

WHEREAS, Kirkland Municipal Code (KMC) 3.85.040 allows purchases which are clearly limited to a single source of supply to be made without competitive bidding with City Council approval; and

WHEREAS, the City Council previously approved the sole source purchase of modular computer systems of this type from Palomar Display Systems, Inc. of Carlsbad, California by Resolution R-4273, passed January 2, 2001; and

WHEREAS, Palomar Display Systems has been acquired by Polaris; and

WHEREAS, replacement computers are now needed for some patrol vehicles; and

WHEREAS; these modular computer systems are unique products now sold only by Polaris and are compatible with the existing mounts previously installed in patrol vehicles;

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The City Council of the City of Kirkland hereby finds that the purchase of Polaris modular computer systems for police patrol vehicles meets the requirements of KMC 3.85.40 for purchase without competitive bid, as Polaris is the only provider of this type of system that meets the specifications required by the Police and Information Technology Departments.

Section 2. The City Purchasing Agent is authorized to make said purchase.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____ 2006.

Signed in authentication thereof this _____ day of _____, 2006.

_____
MAYOR

Attest:

_____
City Clerk

CITY OF KIRKLAND
123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 425.587.3030

CITY ATTORNEY'S OFFICE
MEMORANDUM

To: Dave Ramsay, City Manager

From: Oskar Rey, Assistant City Attorney

Date: November 14, 2006

Subject: Written Decision on SEPA Appeal of Proposed FAR Amendments

RECOMMENDATION**:**

That the Council authorize the Mayor to sign the attached Decision affirming the issuance of a DNS with respect to proposed amendments to Floor Area Ratio ("FAR") regulations.

BACKGROUND DISCUSSION:

The City Council heard the SEPA appeal of Mike Nykreim at its November 8, 2006 meeting. Mr. Nykreim appealed the issuance of a DNS by the Planning Director. The City Council voted to affirm the issuance of the DNS at the conclusion of the appeal hearing. The attached decision memorializes the City Council's action.

CITY OF KIRKLAND CITY COUNCIL
FINDINGS, CONCLUSIONS AND DECISION

In the Matter of the SEPA Appeal of

MIKE NYKREIM

Appeal Number:
APL06-00008

From the issuance of a Determination of Non-significance by the Director of the Department of Planning and Community Development

File Number:
ZON05-00024

INTRODUCTION

Appellant Mike Nykreim ("Appellant") appealed the issuance of a determination of non-significance ("DNS") by the Director of Planning and Community Development ("Planning Director") with respect to proposed amendments to Floor Area Ratio ("FAR") regulations. Appellant contends that the Planning Director should have issued a determination of significance ("DS") and that an Environmental Impact Statement ("EIS") should have been prepared. City staff contends that the DNS was properly issued. The appeal was heard before the City Council at its November 8, 2006 Special Meeting.

The Appellant represented himself at the appeal hearing. City staff was represented by Assistant City Attorney Oskar Rey. Planning Director Eric Shields responded to questions from the Council.

Exhibits

The following documents were considered by the Council on this appeal:

1. Appellant's Notice of SEPA Appeal dated June 2, 2006;

2. Staff Report of Eric Shields and Michael Bergstrom dated October 27, 2006 and attachments thereto ("Staff Report");

3. SEPA Appeal Response Memo of Oskar Rey dated October 27, 2006 and attachments thereto ("Appeal Response Memo");

4. One page housing trend chart and graph (introduced at hearing by Appellant);

5. Page VII-7 of the Kirkland Comprehensive Plan (Dec. 2004 Rev.) with annotations by Appellant;

6. 2005-2006 Budget Fact Sheet with annotations by appellant;

7. Norkirk Neighborhood Workshop Future Trends Scenario handout with annotations by appellant;

8. City of Kirkland Building Division Monthly Reports from December 1992 through June 2005 (13 pages total) with annotations by appellant.

After due consideration of all information and material within the scope of the appeal submitted by persons entitled to participate in the appeal, the City Council makes the following findings of fact, conclusions and decision on this appeal.

FINDINGS OF FACT

1. The City has considered proposed FAR amendments pursuant to Planning Department File No. ZON05-00024.

2. On May 19, 2006, the Planning Director issued a DNS with respect to the proposed FAR amendments. Attached to the DNS is an Environmental Checklist in which City staff assessed the potential environmental impacts of the proposed FAR amendments (Staff Report, Enclosure 1). The City Council finds that the Environmental Checklist accurately sets forth the environmental impacts of the proposed FAR amendments.

3. The City issued notice of the issuance of the DNS in accordance with its usual distribution procedures. The proposed FAR amendments will affect low density residential zones throughout the City. The City did not attempt to provide individualized notice to every property owner whose property is potentially affected by the proposed FAR amendments.

4. On June 2, 2006, the Appellant timely filed an appeal of the issuance of the DNS (Staff Report, Enclosure 2).

5. Appellant has not shown that he has suffered injury in fact as a result of the City's decision to issue a DNS (as opposed to issuance of a DS which would require preparation of an EIS).

CONCLUSIONS

1. Pursuant to Kirkland Municipal Code ("KMC") 24.02.105, the Kirkland City Council has jurisdiction over this appeal. Under KMC 24.02.105(i)(1), the matters to be considered and decided upon in this appeal are limited to the matters raised in the Appellant's Notice of Appeal. Under KMC 24.02.105(i)(2), the decision of the Planning Director to issue a DNS is accorded substantial weight.

2. The Appellant contends that the City should have provided individualized notice of the issuance of the DNS to potentially affected property owners. The proposed FAR amendments are legislative in nature. Neither state law nor City codes require individualized notice of the issuance of the DNS for the proposed FAR amendments.

3. Under SEPA, the City shall issue a DNS if a proposed action will not have significant adverse environmental impact. The proposed FAR amendments will not have significant adverse environmental impact. As the Environmental Checklist indicates, the proposed FAR amendments will not have an effect on plants, animals, natural resources or environmentally sensitive areas.

4. The Appellant in his Notice of Appeal claims that the proposed FAR amendments will contribute to "sprawl." However, the appellant has not provided any evidence to support this contention, nor has he indicated where he believes the alleged sprawl will occur.

5. At the appeal hearing, the appellant claimed that the City had not met its housing targets under the Growth Management Act. The Planning Director, Eric Shields, disputed this claim. In any event, the issue of housing targets is not relevant to the substantive issue on this SEPA appeal: whether the proposed FAR amendments will have a significant adverse environmental impact.

6. To establish standing to bring a SEPA appeal, the Appellant must show that he has suffered injury in fact—that he has been "specifically and perceptibly harmed by the proposed action." Trepanier v. City of Everett, 64 Wash.App. 380, 824 P.2d 524 (1992). The Appellant has not shown that he has suffered injury in fact as a result of the issuance of a DNS instead of a DS. He therefore lacks standing to bring this appeal.

DECISION

The decision of the Planning Director to issue a DNS with respect to the proposed FAR amendments, File No. ZON05-00024, is hereby affirmed.

Entered this 21st day of November, 2006.

KIRKLAND CITY COUNCIL

_____

By: Jim Lauinger, Mayor

CITY OF KIRKLAND
Department of Finance & Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Tracey Dunlap, Finance and Administration Director
Kathi Anderson, City Clerk

Date: November 14, 2006

Subject: Salary Commission Re-appointment

RECOMMENDATION:

That Council re-appoint Dave Russell to a three-year term on the Salary Commission.

BACKGROUND DISCUSSION:

The Salary Commission, consisting of three members whose initial terms were staggered at 1, 2 and 3 years, was created in 2005. Mr. Russell's initial one-year term will expire on November 28, 2006. An open recruitment with a deadline ending November 10, 2006 was conducted to fill the ensuing three-year term. Only one application, from Mr. Russell, was received.

CITY OF KIRKLAND
Department of Finance
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Tracey Dunlap, Director of Finance and Administration

Date: November 13, 2006

Subject: **Public Hearing on Preliminary 2007-2008 Budget**

RECOMMENDATION:

City Council hold a public hearing on the Preliminary 2007-2008 Budget.

POLICY IMPLICATIONS:

1. A preliminary public hearing on anticipated revenue sources was held on September 19, 2006.

2. Copies of the Preliminary 2007-2008 Budget were available to the public on October 20, 2006.

3. RCW 35A.33 requires that a public hearing on the coming year's budget be held on or before the first Monday in December.

BACKGROUND DISCUSSION:

The purpose of this final hearing is to solicit public comment on the 2007-2008 Preliminary Budget as submitted by the City Manager and amended by the City Council. The amended 2007-2008 Preliminary Budget totals $318,759,281 which represents a 7.98 percent decrease from the 2005-2006 Approved Budget. Factors contributing to the change include planned increases in all of the utility funds, the full impact of the mid-biennium increase in public safety service levels in 2006 using some of the banked property tax capacity available to the City, and planned increases in spending for capital improvements. The proposed General Fund budget totals $107,789,861, which is a 13.23 percent increase from the 2005-2006 Approved Budget. To date, the Council has held two budget study sessions (October 30th and November 9th) to review the proposed budget.

The Council's modifications to the 2007-2008 Preliminary Budget proposed by the City Manager are summarized in Attachment A and include the following items of note:

- **Fund additional 2007-2008 human service agencies ($70,383) and 2007 Kirkland Downtown Association ($8,500)** for a total of $78,993 from available fund balance of $50,000 (originally allocated to ARCH funding but $50,000 of Kirkland's ARCH contribution will be funded with King County CDBG) and $28,883 from sales tax hold-back (annexation planning or unallocated).

- **Council funded the four Correctional Officers ($549,874 for two years)** from additional new construction property tax and **added a fifth Correctional Officer ($136,840 for two years).** The one-time costs for the four positions continues to be funded by existing fund balance ($48,512) and the one-time costs for the fifth position ($10,175) is funded from sales tax hold-back.

- **Council added funding for a Communications Coordinator ($185,640 for two years)** from property tax banked capacity (.8% = $187,000 for two years) **and a half-time Emergency Preparedness Coordinator ($156,255 for two years)** from sales tax hold-back (annexation planning or unallocated). The one-time costs associated with the Communications Coordinator ($4,614) are funded from existing fund balance.

Also attached are an updated 2007-2008 Budget Overview by Fund Type/Fund (Attachment B) and a 2007-2008 Service Package Summary (Attachment C) reflecting the modifications made by the Council.

Subsequent to the November 9 Study Session, a potential Summer Festival event was identified to replace Summerfest. Attachment D provides an overview of the event and further details will be brought forward for City Council consideration at the December 12th meeting.

Along with modifications to the biennial budget, Council requested several reports for future follow-up items. These include:

- Continue to report on **Process Improvements**.
- The consideration of **Performance Management** as a potential Council retreat topic.
- A potential Council retreat or workshop topic on **Projects Utilizing Long Term Financing**.
- A more detailed look at the **LTAC/tourism program**.
- A report on **Special Events Cost Recovery.**
- Further discussion on **long-term issues relating to the Jail.**
- A report on **human services** with a breakout of homelessness initiatives and the final outcome of CDBG funding.
- A discussion regarding a matching program for **Special Events** funding.
- A report on **ARCH projects** when they have been decided.

At the beginning of the public hearing, staff will provide a summary of Council's actions to date on the 2007-2008 Preliminary Budget.

Service Package Options

	2007-2008 City Manager Recommendations		
	One-Time	**Ongoing**	**Total**
Human Services Funding above initial CM recommendations	70,383	-	70,383
Kirkland Downtown Assn. (2007) above initial CM recommend.	8,500	-	8,500
Corrections Officers (4 FTEs)	48,512	549,874	598,386
Corrections Officer (1 FTE)	10,175	136,840	147,015
Communications Coordinator (1 FTE)	4,614	185,640	190,254
Emergency Preparedness Coordinator	156,255	-	156,255
Total Uses	**298,439**	**872,354**	**1,170,793**

	Funding Recommendations		
	One-Time	**Ongoing**	**Total**
Exisiting Fund Balance	63,301	-	63,301
Fund Balance made available by CDBG Funding (ARCH)	50,000	-	50,000
Additional New Construction Property Tax (including Refund Levy)	-	536,000	536,000
Use of Banked Property Tax Capacity	-	312,495	312,495
Use of Sales Tax Hold Back	185,138	23,859	208,997
Total Funding Sources	**298,439**	**872,354**	**1,170,793**

CITY OF KIRKLAND
2007-2008 BUDGET OVERVIEW: BY FUND TYPE/FUND

General Government Operating Funds

Fund	2005-2006 Budget*	2007-2008 Budget	Percent Change
General Fund			
010 General	95,197,625	107,789,861	13.23%
Special Revenue Funds			
112 Lodging Tax	377,463	390,814	3.54%
117 Street Operating	8,150,265	8,867,461	8.80%
122 Cemetery Operating	311,728	337,514	8.27%
125 Parks Maintenance	1,784,151	1,959,973	9.85%
126 Recreation Revolving	1,850,967	2,141,701	15.71%
127 Facilities Maintenance	8,435,301	8,900,070	5.51%
Total Special Revenue Funds	**20,909,875**	**22,597,533**	**8.07%**
Internal Service Funds			
521 Equipment Rental	12,247,352	12,262,223	0.12%
522 Information Technology	8,598,001	9,841,040	14.46%
Total Internal Service Funds	**20,845,353**	**22,103,263**	**6.03%**
Total General Government Operating Funds	**136,952,853**	**152,490,657**	**11.35%**

General Government Non-Operating Funds

Fund	2005-2006 Budget*	2007-2008 Budget	Percent Change
Special Revenue Funds			
152 Contingency	2,357,321	3,193,826	35.49%
154 Cemetery Improvement	493,195	550,473	11.61%
156 Impact Fees	3,456,512	4,002,831	15.81%
157 Park & Municipal Reserve	10,802,759	11,426,772	5.78%
158 Off-Street Parking Reserve	84,564	69,564	-17.74%
159 Tour Dock	210,913	93,211	-55.81%
170 Street Improvement	3,091,247	2,600,998	-15.86%
188 Grant Control Fund	437,001	285,873	-34.58%
190 Excise Tax Capital Improvement	14,018,435	21,888,649	56.14%
Total Special Revenue Funds	**34,951,947**	**44,112,197**	**26.21%**

* 2005-2006 Budget as of June 30, 2006.

CITY OF KIRKLAND
2007-2008 BUDGET OVERVIEW: BY FUND TYPE/FUND

General Government Non-Operating Funds (Continued)

Fund	2005-2006 Budget*	2007-2008 Budget	Percent Change
Debt Service Funds			
210 LTGO Debt Service	3,287,354	4,966,356	51.07%
220 UTGO Debt Service	3,236,949	3,256,779	0.61%
230 LID Control	16,221	7,361	-54.62%
Total Debt Service Funds	**6,540,524**	**8,230,496**	**25.84%**
Capital Projects Funds			
310 General Capital Projects	19,384,424	16,332,109	-15.75%
320 Grant Capital Projects	13,844,535	3,968,636	-71.33%
Total Capital Projects Funds	**33,228,959**	**20,300,745**	**-38.91%**
Trust Funds			
620 Firefighter's Pension	1,146,129	1,381,860	20.57%
Total Trust Funds	**1,146,129**	**1,381,860**	**20.57%**
Total General Government Non-Op Funds	**75,867,559**	**74,025,298**	**-2.43%**

Water/Sewer Utility Funds

Fund	2005-2006 Budget*	2007-2008 Budget	Percent Change
Operating Fund			
411 Water/Sewer Operating	35,331,607	38,392,730	8.66%
Total Operating Fund	**35,331,607**	**38,392,730**	**8.66%**
Non-Operating Funds			
412 Water/Sewer Debt Service	3,728,096	3,756,868	0.77%
413 Utility Capital Projects	14,449,916	15,106,018	4.54%
Total Non-Operating Funds	**18,178,012**	**18,862,886**	**3.77%**
Total Water/Sewer Utility Funds	**53,509,619**	**57,255,616**	**7.00%**

* 2005-2006 Budget as of June 30, 2006.

CITY OF KIRKLAND
2007-2008 BUDGET OVERVIEW: BY FUND TYPE/FUND

Surface Water Utility Funds

Fund	2005-2006 Budget*	2007-2008 Budget	Percent Change
Operating Fund			
421 Surface Water Management	9,710,508	11,636,958	19.84%
Total Operating Fund	**9,710,508**	**11,636,958**	**19.84%**
Non-Operating Fund			
423 Surface Water Capital Projects	3,608,588	6,287,882	74.25%
Total Non-Operating Funds	**3,608,588**	**6,287,882**	**74.25%**
Total Surface Water Utility Funds	**13,319,096**	**17,924,840**	**34.58%**

Solid Waste Utility Fund

Fund	2005-2006 Budget*	2007-2008 Budget	Percent Change
Operating Fund			
431 Solid Waste Utility	15,549,923	17,062,870	9.73%
Total Operating Fund	**15,549,923**	**17,062,870**	**9.73%**
Total Solid Waste Utility Fund	**15,549,923**	**17,062,870**	**9.73%**

TOTAL ALL FUNDS	**295,199,050**	**318,759,281**	**7.98%**

* 2005-2006 Budget as of June 30, 2006.

City of Kirkland
2007-2008 Preliminary Budget
Biennial Service Package Requests and Recommendations

	2007-08 Department Request				2007-08 City Manager Recommended				Funding Source						
	FTE	Ongoing	One-time	Total	FTE	Ongoing	One-time	Total	Available Fund Balance	External Source	Expenditure Offset	Fees/ Charges	Taxes	CIP	Reserves
GENERAL FUND															
Nondepartmental															
Flexpass for City Employees	-	42,630	-	42,630	-	-	42,630	42,630	42,630	-	-	-	-	-	-
Outside Agency Funding	-	344,000	125,500	469,500	-	140,000	320,500	460,500	320,500	-	70,000	-	70,000	-	-
Subtotal Nondepartmental	**-**	**386,630**	**125,500**	**512,130**	**-**	**140,000**	**363,130**	**503,130**	**363,130**	**-**	**70,000**	**-**	**70,000**	**-**	**-**
City Council															
Community Survey	-	-	40,000	40,000	-	-	35,000	35,000	35,000	-	-	-	-	-	-
Subtotal City Council	**-**	**-**	**40,000**	**40,000**	**-**	**-**	**35,000**	**35,000**	**35,000**	**-**	**-**	**-**	**-**	**-**	**-**
City Manager															
NORCOM Transition (Kirkland Portion)	-	-	625,000	625,000	-	-	215,000	215,000	47,407	-	167,593	-	-	-	-
Kirkland Cannery Project	-	-	30,000	30,000	-	-	30,000	30,000	30,000	-	-	-	-	-	-
Vancouver International Sculpture Exhibit	-	-	62,500	62,500	-	-	-	-	-	-	-	-	-	-	-
State Legislative Advocate Services	-	60,000	-	60,000	-	-	60,000	60,000	60,000	-	-	-	-	-	-
Federal Legislative Advocate Services	-	-	80,000	80,000	-	-	20,000	20,000	20,000	-	-	-	-	-	-
Probation Officer & Administration Support	0.50	91,178	-	91,178	0.50	91,178	-	91,178	-	-	-	91,178	-	-	-
Increase Judicial Services	0.15	56,396	-	56,396	0.15	56,396	-	56,396	-	56,396	-	-	-	-	-
Economic Development - Services for Entrepreneurs	-	-	10,000	10,000	-	-	-	-	-	-	-	-	-	-	-
Economic Development - Professional Services	-	60,000	-	60,000	-	-	25,000	25,000	25,000	-	-	-	-	-	-
Economic Development - Marketing and Promotion	-	-	66,000	66,000	-	-	25,000	25,000	15,000	-	-	-	-	-	10,000
Economic Development - Doing Business in Kirkland	-	-	14,000	14,000	-	-	14,000	14,000	14,000	-	-	-	-	-	-
Economic Development Program Update	-	98,400	-	98,400	-	30,000	68,400	98,400	68,400	-	-	-	30,000	-	-
Communications Coordinator	1.00	185,640	4,614	190,254	1.00	185,640	4,614	190,254	4,614	-	-	-	185,640	-	-
Special Projects Coordinator	0.25	40,368	-	40,368	0.25	40,368	-	40,368	-	-	40,368	-	-	-	-
Subtotal City Manager	**1.90**	**591,982**	**892,114**	**1,484,096**	**1.90**	**403,582**	**462,014**	**865,596**	**284,421**	**56,396**	**207,961**	**91,178**	**215,640**	**-**	**10,000**
Human Resources															
HR Analyst Reclass to Senior Analyst	-	10,308	-	10,308	-	10,308	-	10,308	-	-	-	-	10,308	-	-
Temporary Human Resources Analyst	-	-	154,047	154,047	-	-	52,557	52,557	52,557	-	-	-	-	-	-
Automate Personnel Action Form	-	360	6,360	6,720	-	360	6,360	6,720	6,360	-	-	-	360	-	-
Regional HR Initiatives	-	-	25,000	25,000	-	-	-	-	-	-	-	-	-	-	-
Respiratory Fit Machine	-	1,390	10,150	11,540	-	1,390	10,150	11,540	10,150	-	-	-	1,390	-	-
Employee Training	-	14,260	-	14,260	-	-	7,060	7,060	4,660	-	2,400	-	-	-	-
Subtotal Human Resources	**-**	**26,318**	**195,557**	**221,875**	**-**	**12,058**	**76,127**	**88,185**	**73,727**	**-**	**2,400**	**-**	**12,058**	**-**	**-**

City of Kirkland
2007-2008 Preliminary Budget
Biennial Service Package Requests and Recommendations

	2007-08 Department Request				2007-08 City Manager Recommended				Funding Source						
	FTE	Ongoing	One-time	Total	FTE	Ongoing	One-time	Total	Available Fund Balance	External Source	Expenditure Offset	Fees/ Charges	Taxes	CIP	Reserves
Parks & Community Services															
Accounts Associate	0.50	69,449	-	69,449	0.50	69,449	-	69,449	-	-	29,793	39,656	-	-	-
Heritage Park Maintenance Phase I & II	-	58,465	-	58,465	-	58,465	-	58,465	-	-	-	-	58,465	-	-
124th Avenue Park Site Maintenance	-	60,008	-	60,008	-	-	60,008	60,008	60,008	-	-	-	-	-	-
Heritage Hall Operations	-	55,763	-	55,763	-	55,763	-	55,763	-	-	-	-	55,763	-	-
Waterfowl Management	-	14,502	-	14,502	-	-	14,502	14,502	14,502	-	-	-	-	-	-
Human Services Grant Per Capita Funding Increase	-	234,596	-	234,596	-	35,795	212,201	247,996	212,201	-	-	-	35,795	-	-
Community Center IT Project	-	2,802	10,024	12,826	-	-	-	-	-	-	-	-	-	-	-
Senior Council Increase Access to Services & Programs	-	24,000	-	24,000	-	-	19,000	19,000	19,000	-	-	-	-	-	-
EnhanceWellness Program for Older Adults	-	30,000	-	30,000	-	-	7,500	7,500	7,500	-	-	-	-	-	-
Improving Water Safety	-	21,730	-	21,730	-	-	5,000	5,000	5,000	-	-	-	-	-	-
Comprehensive Park, Rec. & Open Space Plan Update	-	-	45,000	45,000	-	-	45,000	45,000	45,000	-	-	-	-	-	-
Senior Services Needs Assessment	-	-	5,000	5,000	-	-	-	-	-	-	-	-	-	-	-
All-City Youth Summit	-	-	4,000	4,000	-	-	4,000	4,000	4,000	-	-	-	-	-	-
Youth Council Video Program	-	-	18,000	18,000	-	-	-	-	-	-	-	-	-	-	-
Environmental Stewardship - Community Outreach & Ed.	-	-	87,326	87,326	-	-	43,210	43,210	43,210	-	-	-	-	-	-
Leash Law Enforcement	-	-	21,600	21,600	-	-	21,600	21,600	21,600	-	-	-	-	-	-
Step Up to Health	-	-	20,000	20,000	-	-	-	-	-	-	-	-	-	-	-
Summer Performing Arts Series and Movies	-	-	16,811	16,811	-	10,811	-	10,811	-	-	-	-	10,811	-	-
Cemetery Business Plan	-	-	10,000	10,000	-	-	-	-	-	-	-	-	-	-	-
Convert Waterfront Parks Irrigation Systems/Water Rights	-	1,350	130,552	131,902	-	1,350	130,552	131,902	-	-	26,450	-	-	-	105,452
Marina Park Dock Master	-	57,240	9,489	66,729	-	40,344	9,489	49,833	9,489	-	-	40,344	-	-	-
Boat Launch Card System Update	-	-	5,000	5,000	-	-	5,000	5,000	5,000	-	-	-	-	-	-
Marina Park Electrical Upgrades	-	-	10,800	10,800	-	-	10,800	10,800	-	-	-	-	-	-	10,800
Subtotal Parks & Community Services	**0.50**	**629,905**	**393,602**	**1,023,507**	**0.50**	**271,977**	**587,862**	**859,839**	**446,510**	**-**	**56,243**	**80,000**	**160,834**	**-**	**116,252**
Public Works															
Public Works Engineering Office Specialist	0.30	39,384	1,566	40,950	0.30	19,273	21,677	40,950	1,566	-	-	-	39,384	-	-
Alternative Fuel Vehicle	-	5,280	12,000	17,280	-	-	-	-	-	-	-	-	-	-	-
BKR Model Support	-	20,000	-	20,000	-	-	20,000	20,000	20,000	-	-	-	-	-	-
Record Drawing Scanning Project	-	-	5,000	5,000	-	-	5,000	5,000	5,000	-	-	-	-	-	-
Traffic Counts Alternate Years	-	30,000	-	30,000	-	-	30,000	30,000	30,000	-	-	-	-	-	-
Transportation Management Plans Support	-	20,000	-	20,000	-	-	20,000	20,000	20,000	-	-	-	-	-	-
Customer Self-Service Computer Work Station	-	934	5,389	6,323	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Traffic Control Program Support	0.50	57,293	-	57,293	-	-	57,293	57,293	28,224	-	29,069	-	-	-	-
Non-Motorized Plan Update	-	-	50,000	50,000	-	-	50,000	50,000	50,000	-	-	-	-	-	-
Kirkland Intelligent Transportation System Plan/Strategy	-	-	60,000	60,000	-	-	-	-	-	-	-	-	-	-	-
Development Services Permit Center Remodel	-	-	80,000	80,000	-	-	-	-	-	-	-	-	-	-	-
Temporary Construction Inspector	-	-	81,689	81,689	-	-	81,689	81,689	-	81,689	-	-	-	-	-
Subtotal Public Works	**0.80**	**172,891**	**295,644**	**468,535**	**0.30**	**19,273**	**285,659**	**304,932**	**154,790**	**81,689**	**29,069**	**-**	**39,384**	**-**	**-**

City of Kirkland
2007-2008 Preliminary Budget
Biennial Service Package Requests and Recommendations

	2007-08 Department Request				2007-08 City Manager Recommended				Funding Source						
	FTE	Ongoing	One-time	Total	FTE	Ongoing	One-time	Total	Available Fund Balance	External Source	Expenditure Offset	Fees/ Charges	Taxes	CIP	Reserves
Finance & Administration															
Actuarial Study of Firefighter's Pension & OPEB	-	16,000	-	16,000	-	-	16,000	16,000	16,000	-	-	-	-	-	-
Mail Services Clerk to ongoing FTE	0.05	7,250	-	7,250	0.05	7,250	-	7,250	-	-	-	-	7,250	-	-
Accounts Payable Accounting Support	1.00	134,231	5,189	139,420	-	-	-	-	-	-	-	-	-	-	-
Customer Account Associate - Utility Billing	1.00	127,103	5,715	132,818	1.00	127,103	5,715	132,818	-	-	-	132,818	-	-	-
Reception Desk On-call Support	-	10,137	-	10,137	-	-	-	-	-	-	-	-	-	-	-
Document Management Project Professional Services	-	-	85,000	85,000	-	-	-	-	-	-	-	-	-	-	-
Off-site Records Storage Vendor Transfer	-	-	41,000	41,000	-	-	20,000	20,000	20,000	-	-	-	-	-	-
Records Storage Room Shelving	-	-	33,365	33,365	-	-	-	-	-	-	-	-	-	-	-
Building Fee Study Update	-	-	18,000	18,000	-	-	18,000	18,000	18,000	-	-	-	-	-	-
Subtotal Finance & Administration	**2.05**	**294,721**	**188,269**	**482,990**	**1.05**	**134,353**	**59,715**	**194,068**	**54,000**	**-**	**-**	**132,818**	**7,250**	**-**	**-**
Planning & Community Development															
Administrative Clerk Cubicle Creation	-	934	16,445	17,379	-	934	16,445	17,379	-	-	-	-	934	-	16,445
Professional Services for Development Review	-	-	144,000	144,000	-	-	136,000	136,000	136,000	-	-	-	-	-	-
Code Enforcement Officer	0.50	95,801	-	95,801	-	-	47,586	47,586	15,000	-	10,000	22,586	-	-	-
ARCH Housing Trust Fund: Annual Contribution	-	432,000	-	432,000	-	-	166,000	166,000	166,000	-	-	-	-	-	-
Offices and Front Counter Improvements	-	934	26,689	27,623	-	934	26,689	27,623	-	-	-	-	934	-	26,689
Affordable Housing Incentives and Regulations	-	-	15,000	15,000	-	-	12,000	12,000	12,000	-	-	-	-	-	-
Neighborhood Plan Updates	-	40,000	-	40,000	-	-	16,000	16,000	16,000	-	-	-	-	-	-
Historic Preservation Incentives	-	-	18,000	18,000	-	-	-	-	-	-	-	-	-	-	-
Multi-family Design Guidelines	-	-	20,000	20,000	-	-	-	-	-	-	-	-	-	-	-
Urban Forester	-	53,789	-	53,789	-	-	-	-	-	-	-	-	-	-	-
Downtown Model Update	-	-	10,000	10,000	-	-	-	-	-	-	-	-	-	-	-
Downtown Public Improvements Plan	-	-	40,000	40,000	-	-	-	-	-	-	-	-	-	-	-
Administrative Clerk	0.50	67,364	-	67,364	-	-	-	-	-	-	-	-	-	-	-
Subtotal Planning & Community Development	**1.00**	**690,822**	**290,134**	**980,956**	**-**	**1,868**	**420,720**	**422,588**	**345,000**	**-**	**10,000**	**22,586**	**1,868**	**-**	**43,134**
Police															
Electronic Ticketing	-	19,200	114,946	134,146	-	19,200	114,946	134,146	114,946	-	-	-	19,200	-	-
Tablet PC's for Police Motorcycles	-	15,438	35,945	51,383	-	15,438	35,945	51,383	35,945	-	-	-	15,438	-	-
Online Citizen Incident Reporting	-	9,034	23,226	32,260	-	-	-	-	-	-	-	-	-	-	-
Public Safety Interface Software	-	5,760	58,400	64,160	-	-	-	-	-	-	-	-	-	-	-
Citizen Survey	-	-	25,000	25,000	-	-	-	-	-	-	-	-	-	-	-
Crime Scene Vehicle	-	12,220	21,900	34,120	-	12,220	21,900	34,120	-	-	32,620	-	1,500	-	-
Corrections Officers	5.00	686,714	58,687	745,401	5.00	686,714	58,687	745,401	58,687	-	-	-	686,714	-	-
Accreditation Fees and Expenses	-	50,960	-	50,960	-	-	25,480	25,480	25,480	-	-	-	-	-	-
Police Support Associate - Records	-	63,397	7,757	71,154	-	-	-	-	-	-	-	-	-	-	-
Subtotal Police	**5.00**	**862,723**	**345,861**	**1,208,584**	**5.00**	**733,572**	**256,958**	**990,530**	**235,058**	**-**	**32,620**	**-**	**722,852**	**-**	**-**

City of Kirkland
2007-2008 Preliminary Budget
Biennial Service Package Requests and Recommendations

	2007-08 Department Request				2007-08 City Manager Recommended				Funding Source						
	FTE	Ongoing	One-time	Total	FTE	Ongoing	One-time	Total	Available Fund Balance	External Source	Expenditure Offset	Fees/ Charges	Taxes	CIP	Reserves
Fire & Building															
North Finn Hill Overtime Staffing	-	-	700,000	700,000	-	-	700,000	700,000	515,900	184,100	-	-	-	-	-
Building Permit Technician	1.00	135,273	3,989	139,262	-	-	128,744	128,744	128,744	-	-	-	-	-	-
Temporary Electrical Inspector	-	-	169,687	169,687	-	-	159,169	159,169	-	-	-	-	-	-	159,169
Wildland Equipment	-	-	10,171	10,171	-	-	10,171	10,171	7,496	2,675	-	-	-	-	-
Think Again Program	-	-	11,088	11,088	-	-	11,088	11,088	11,088	-	-	-	-	-	-
Fire Protection Engineer	1.00	215,627	30,452	246,079	-	-	-	-	-	-	-	-	-	-	-
Administrative Services Supervisor	1.00	176,068	4,189	180,257	-	-	-	-	-	-	-	-	-	-	-
Building Administrative Clerk	1.00	119,990	6,200	126,190	-	-	-	-	-	-	-	-	-	-	-
Fire Overhaul Equipment	-	-	5,500	5,500	-	-	5,500	5,500	4,070	1,430	-	-	-	-	-
Prevention Staffing Analysis	-	-	10,000	10,000	-	-	-	-	-	-	-	-	-	-	-
Community Education Program Assistant	-	-	76,696	76,696	-	-	-	-	-	-	-	-	-	-	-
Joint IAFC/IAFF Wellness-Fitness Initiative	-	61,546	33,600	95,146	-	-	-	-	-	-	-	-	-	-	-
Fire Inspector	1.00	226,354	30,452	256,806	-	-	-	-	-	-	-	-	-	-	-
Plans Examiner	0.50	100,939	6,189	107,128	-	-	96,610	96,610	16,610	-	80,000	-	-	-	-
Emergency Response Vehicle for Director	-	13,800	32,027	45,827	-	13,800	32,027	45,827	23,604	12,053	5,400	-	4,770	-	-
Personal Protective Clothing	-	-	23,622	23,622	-	-	23,622	23,622	17,409	6,213	-	-	-	-	-
Fire Training - Fund Current Programs	-	317,209	22,127	339,336	-	-	100,000	100,000	-	26,300	73,700	-	-	-	-
Fire Command Training	-	135,206	-	135,206	-	-	-	-	-	-	-	-	-	-	-
Third Party Review Staffing	3.00	490,846	18,567	509,413	3.00	490,846	18,567	509,413	-	-	509,413	-	-	-	-
Overtime Coverage for FMLA Usage	-	61,000	-	61,000	-	-	-	-	-	-	-	-	-	-	-
Maintain Emergency Services During Training	-	477,583	-	477,583	-	-	-	-	-	-	-	-	-	-	-
Architectural or Engineering Intern	-	-	20,169	20,169	-	-	-	-	-	-	-	-	-	-	-
Emergency Preparedness Coordinator	1.00	211,313	35,329	246,642	-	-	156,255	156,255	156,255	-	-	-	-	-	-
NIMS Compliance & Emergency Preparation Training	-	-	189,540	189,540	-	-	189,540	189,540	95,514	94,026	-	-	-	-	-
Disaster Training	-	-	136,725	136,725	-	-	-	-	-	-	-	-	-	-	-
Reserve Vehicles (Disaster Use)	-	4,800	10,000	14,800	-	4,800	10,000	14,800	7,370	3,892	-	-	3,538	-	-
Emergency Preparedness Community Education	-	-	167,054	167,054	-	-	-	-	-	-	-	-	-	-	-
Subtotal Fire & Building	**9.50**	**2,747,554**	**1,753,373**	**4,500,927**	**3.00**	**509,446**	**1,641,293**	**2,150,739**	**984,060**	**330,689**	**668,513**	**-**	**8,308**	**-**	**159,169**
GENERAL FUND TOTAL	**20.75**	**6,403,546**	**4,520,054**	**10,923,600**	**11.75**	**2,226,129**	**4,188,478**	**6,414,607**	**2,975,696**	**468,774**	**1,076,806**	**326,582**	**1,238,194**	**-**	**328,555**

City of Kirkland
2007-2008 Preliminary Budget
Biennial Service Package Requests and Recommendations

	2007-08 Department Request				2007-08 City Manager Recommended				Funding Source						
	FTE	Ongoing	One-time	Total	FTE	Ongoing	One-time	Total	Available Fund Balance	External Source	Expenditure Offset	Fees/ Charges	Taxes	CIP	Reserves
OTHER OPERATING FUNDS															
Street Operating Fund															
Graffiti Program	1.00	155,111	20,000	175,111	-	-	90,796	90,796	90,796	-	-	-	-	-	-
Field Arborist	1.00	182,729	10,000	192,729	-	-	109,120	109,120	109,120	-	-	-	-	-	-
Public Grounds Tech	1.00	160,021	5,200	165,221	-	-	77,463	77,463	38,731	-	38,732	-	-	-	-
Downtown Kirkland Trash Removal	-	7,627	2,500	10,127	-	7,627	2,500	10,127	2,500	-	-	-	7,627	-	-
Street Lighting Program	-	60,000	-	60,000	-	-	-	-	-	-	-	-	-	-	-
Parking Garage Lighting	-	-	40,000	40,000	-	-	40,000	40,000	-	-	-	-	-	-	40,000
Parking Advisory Board Support	-	14,000	-	14,000	-	14,000	-	14,000	-	-	-	-	14,000	-	-
Subtotal Street Operating Fund	**3.00**	**579,488**	**77,700**	**657,188**	**-**	**21,627**	**319,879**	**341,506**	**241,147**	**-**	**38,732**	**-**	**21,627**	**-**	**40,000**
Cemetery Operating Fund															
Cemetery Surplus Backhoe	-	6,820	5,000	11,820	-	6,820	5,000	11,820	5,000	-	-	6,820	-	-	-
Subtotal Cemetery Operating Fund	**-**	**6,820**	**5,000**	**11,820**	**-**	**6,820**	**5,000**	**11,820**	**5,000**	**-**	**-**	**6,820**	**-**	**-**	**-**
Recreation Revolving Fund															
PKCC/Senior Center Recreation Coordinator	1.00	152,394	2,545	154,939	-	79,373	2,545	81,918	2,545	-	-	79,373	-	-	-
Subtotal Recreation Revolving Fund	**1.00**	**152,394**	**2,545**	**154,939**	**-**	**79,373**	**2,545**	**81,918**	**2,545**	**-**	**-**	**79,373**	**-**	**-**	**-**
Water/Sewer Operating Fund															
Eductor Safety Backup Vehicle	-	10,320	12,500	22,820	-	10,320	12,500	22,820	12,500	-	-	10,320	-	-	-
Alternative Fuel Vehicle	-	2,640	6,000	8,640	-	-	-	-	-	-	-	-	-	-	-
Public Works Engineering Office Specialist	0.40	52,513	2,088	54,601	0.40	52,513	2,088	54,601	2,088	-	-	52,513	-	-	-
Computer for TV Inspection Data Management	-	466	1,347	1,813	-	466	1,347	1,813	1,347	-	-	466	-	-	-
Subtotal Water/Sewer Operating Fund	**0.40**	**65,939**	**21,935**	**87,874**	**0.40**	**63,299**	**15,935**	**79,234**	**15,935**	**-**	**-**	**63,299**	**-**	**-**	**-**
Surface Water Management Fund															
Water Quality Monitoring Equipment	-	-	14,000	14,000	-	-	14,000	14,000	14,000	-	-	-	-	-	-
Eductor Safety Backup Vehicle	-	10,320	12,500	22,820	-	10,320	12,500	22,820	12,500	-	-	10,320	-	-	-
Alternative Fuel Vehicle	-	1,305	6,000	7,305	-	-	-	-	-	-	-	-	-	-	-
Public Works Engineering Office Specialist	0.20	26,258	1,044	27,302	0.20	26,258	1,044	27,302	1,044	-	-	26,258	-	-	-
Computer for TV Inspection Data Management	-	468	1,346	1,814	-	468	1,346	1,814	1,346	-	-	468	-	-	-
Subtotal Surface Water Management Fund	**0.20**	**38,351**	**34,890**	**73,241**	**0.20**	**37,046**	**28,890**	**65,936**	**28,890**	**-**	**-**	**37,046**	**-**	**-**	**-**
Solid Waste Fund															
Recycling Program Enhancement & Ed. Outreach Spec.	0.50	119,053	5,000	124,053	0.50	119,053	5,000	124,053	5,000	-	-	119,053	-	-	-
Public Works Engineering Office Specialist	0.10	13,130	521	13,651	0.10	13,130	521	13,651	521	-	-	13,130	-	-	-
Commercial Organics Recycling Program	-	160,000	-	160,000	-	160,000	-	160,000	-	-	-	160,000	-	-	-
Subtotal Solid Waste Fund	**0.60**	**292,183**	**5,521**	**297,704**	**0.60**	**292,183**	**5,521**	**297,704**	**5,521**	**-**	**-**	**292,183**	**-**	**-**	**-**
Equipment Rental Fund															
Mechanic III	-	64,477	-	64,477	-	-	-	-	-	-	-	-	-	-	-
Fleet Administrative Clerk	0.50	57,988	-	57,988	0.50	57,988	-	57,988	-	-	57,988	-	-	-	-
Vehicle Exhaust Evacuation System	-	-	15,000	15,000	-	-	15,000	15,000	15,000	-	-	-	-	-	-
Bay #3 Hoist Replacement	-	-	25,000	25,000	-	-	25,000	25,000	25,000	-	-	-	-	-	-
In-ground Hoist Removal	-	-	20,000	20,000	-	-	20,000	20,000	20,000	-	-	-	-	-	-
Heavy Duty Mobile Hoists	-	-	15,000	15,000	-	-	15,000	15,000	15,000	-	-	-	-	-	-
Subtotal Equipment Rental Fund	**0.50**	**122,465**	**75,000**	**197,465**	**0.50**	**57,988**	**75,000**	**132,988**	**75,000**	**-**	**57,988**	**-**	**-**	**-**	**-**

City of Kirkland
2007-2008 Preliminary Budget
Biennial Service Package Requests and Recommendations

	2007-08 Department Request				2007-08 City Manager Recommended				Funding Source						
	FTE	Ongoing	One-time	Total	FTE	Ongoing	One-time	Total	Available Fund Balance	External Source	Expenditure Offset	Fees/ Charges	Taxes	CIP	Reserves
Information Technology Fund															
System Administrator Finance & HR Systems	1.00	209,408	-	209,408	-	-	209,408	209,408	-	-	-	-	-	209,408	-
Applications Analyst - PD Systems	-	-	170,974	170,974	-	-	83,149	83,149	80,269	2,880	-	-	-	-	-
Web Production Assistant	1.00	133,940	150	134,090	-	-	65,328	65,328	65,328	-	-	-	-	-	-
GIS Analyst	1.00	149,235	5,602	154,837	-	-	154,837	154,837	-	-	-	-	-	154,837	-
Applications Manager	1.00	230,823	4,314	235,137	-	-	-	-	-	-	-	-	-	-	-
Videographer Consultant to FTE	1.00	139,591	804	140,395	0.50	70,696	69,699	140,395	69,699	-	52,000	-	18,696	-	-
Help Desk - Vista Operating System Deployment	-	-	38,906	38,906	-	-	38,906	38,906	38,906	-	-	-	-	-	-
Networks & Operations Division Intern	-	30,475	1,975	32,450	-	-	-	-	-	-	-	-	-	-	-
Senior Graphic Designer Increase to Full-time	0.25	36,916	-	36,916	-	-	-	-	-	-	-	-	-	-	-
GIS Public Safety Analyst	1.00	157,625	13,577	171,202	-	-	-	-	-	-	-	-	-	-	-
Network Support	1.00	185,519	2,125	187,644	-	-	-	-	-	-	-	-	-	-	-
Disaster Recovery and Test Environment	-	67,500	-	67,500	-	-	50,000	50,000	50,000	-	-	-	-	-	-
Copier Replacements	-	-	72,226	72,226	-	-	72,226	72,226	72,226	-	-	-	-	-	-
Kirkland Free Wireless	-	-	29,049	29,049	-	-	29,049	29,049	29,049	-	-	-	-	-	-
Currently Kirkland Television Show	-	92,674	-	92,674	-	-	16,229	16,229	16,229	-	-	-	-	-	-
Multimedia Services Support	-	20,000	-	20,000	-	-	20,000	20,000	20,000	-	-	-	-	-	-
ID Cards	-	-	5,000	5,000	-	-	5,000	5,000	5,000	-	-	-	-	-	-
Class Facilities Scheduling Software Implementation	-	-	11,000	11,000	-	-	-	-	-	-	-	-	-	-	-
Media Library	-	10,500	37,893	48,393	-	-	-	-	-	-	-	-	-	-	-
Handheld Voting Machines	-	-	18,500	18,500	-	-	-	-	-	-	-	-	-	-	-
3D Kirkland Geospatial Model	-	-	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-
Subtotal Information Technology Fund	**7.25**	**1,464,206**	**462,095**	**1,926,301**	**0.50**	**70,696**	**813,831**	**884,527**	**446,706**	**2,880**	**52,000**	**-**	**18,696**	**364,245**	**-**
TOTAL OTHER OPERATING FUNDS	**11.95**	**2,569,452**	**682,141**	**3,251,593**	**2.20**	**549,659**	**1,264,056**	**1,813,715**	**818,199**	**2,880**	**148,720**	**399,348**	**40,323**	**364,245**	**40,000**
TOTAL ALL FUNDS	**32.70**	**8,972,998**	**5,202,195**	**14,175,193**	**13.95**	**2,775,788**	**5,452,534**	**8,228,322**	**3,793,895**	**471,654**	**1,225,526**	**725,930**	**1,278,517**	**364,245**	**368,555**

CITY OF KIRKLAND

City Manager's Office
123 Fifth Avenue, Kirkland, WA 98033 425.587.3001
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Sheila Cloney, Special Projects Coordinator
Tracy Burrows, Senior Management Analyst

Date: November 13, 2006

Subject: 2007-08 Biennial Budget - New Summer Festival

RECOMMENDATION:

It is recommended that the City Council consider inclusion of a budget expenditure for the production of a new summer festival in the 2007-08 budget. Staff will prepare the specific details of the expenditure and corresponding revenue off-set for Council consideration at the December 12th City Council meeting.

BACKGROUND DISCUSSION:

For many years, the City of Kirkland has hosted the Kirkland Summerfest, a weekend of art at Marina Park that draws over 45,000 attendees. This year, the Kirkland Art Center has announced that they will no longer produce the Summerfest event. In 2007, the City has an opportunity to re-invent Kirkland's summer celebration into one of the Puget Sound's premier "tasting events," drawing art lovers, wine enthusiasts, and families from all across the region.

The new event, with a working title of **Kirkland's Wine on the Waterfront,** will combine a wine tasting garden hosted by the Washington Wine Commission, musical entertainment, and top-notch artisans selected by the Kirkland Cultural Council and Kirkland Downtown Association to create a comprehensive community event.

The City Role in the Event

We are currently in discussion with Bold Hat Festivals and Events, a proven event production company that coordinated Summerfest over the past four years. Bold Hat has developed a budget of approximately $250,000 for the entire event production, which includes $40,000 of "seed money" from the City of Kirkland. In order to proceed with the event production, Bold Hat has proposed a partnership with the City wherein the City would enter into a professional services agreement with Bold Hat Productions to produce the event for the purposes of building community, promoting tourism and the arts, and fostering economic development. The professional services agreement would be in the amount of approximately $40,000. The agreement would also stipulate that, once the base costs of the event are covered by sponsorship revenue, ticket sales, and other sources, the City would share in the event proceeds up to the threshold of $40,000. The City would negotiate a contract with Bold Hat that would specify the financial responsibilities of the parties.

The City would budget a $40,000 professional services expenditure with a matching revenue off-set from the share of sponsorships and ticket sales. Because the event is gated this year and the focus is on wine and food, there is a significant potential for entrance revenue. It is projected that each guest will spend an average of $30.00 for a gourmet tasting experience (this includes a $15.00 admission and additional tastes and/or food purchases). The event organizers project that the revenue generated at the gate will cover the costs of the event, including the City's professional services contract. However, there is a risk that the event may not be as successful as is projected and the revenues may not be sufficient to off-set the cost of the professional services agreement. The City's maximum financial risk would be the $40,000 initial expenditure. This risk must be balanced with the opportunity at hand. Bold Hat will have to forego contracts for other events in order to take on the work for Wine on the Waterfront. They will not go forward with this event absent a significant financial commitment from a partner agency. Staff is working with Bold Hat to develop a specific proposal for the professional services agreement for the Council to consider.

Event Description

The proposal for the Wine on the Waterfront event was initiated when the Washington State Wine Commission approached Bold Hat Festivals and Events and expressed an interest in partnering to produce Wine on the Waterfront, which will ensure an enticing variety of marquee vineyards from across the state. Further, the event will bring together a number of key organizations such as the Kirkland Downtown Association, Kirkland Parks Department, Kirkland Tourism, and Kirkland Cultural Council to showcase Kirkland's outstanding offerings.

Bold Hat Festivals and Events, a full-service event production company that specializes in "tasting experience" event planning, coordinated Summerfest for the past four years, and introduced the very successful wine tasting element in 2005. Bold Hat has produced some of the largest gated tasting events in the region, and looks forward to expanding Wine on the Waterfront to its full potential, providing maximum value for the City and creating a memorable experience for event sponsors, participants and the public.

The "tasting experience" atmosphere of the event creates a wide variety of sponsorship opportunities. From gourmet food outlets to wine storage facilities and specialty stores, the list of potential partners is numerous. Additionally, Bold Hat will draw on established relationships with media outlets to create maximum exposure for the event. Just some of the targeted businesses and media outlets include:

- Seattle Homes and Lifestyles Magazine
- 103.7 KMTT – The Mountain
- Northwest Yacht Broker
- Viking Bank

The following is a list of elements that will likely be included in the new event. At this stage in the planning, there is room to incorporate more or fewer elements as involved parties see fit.

1. Wine garden

- Produced by the Washington State Wine Association
- Guests receive five one-ounce tastes with admission and have the option of purchasing more tastes.
- High end food sampling as well as larger portions available for purchase.
- Food demonstrations put on by local restaurants, markets or grocery stores.

2. Art Gallery

- The Kirkland Cultural Council will program a gallery like atmosphere within the wine garden.
- Pieces will be available to guests for purchase.
- Art will be displayed in true gallery style, rather than artist booths, adding to the overall feel of an artistic showcase.

3. Artists in Action –

- The Cultural Council and KDA plan to program artists in action.
- The demonstrations will take place within the gated event and on Kirkland Avenue.
- Artists will contribute a piece of art to the Fresh Art Auction

4. Music

- Bold Hat Productions with work with the Kirkland Parks Department to program two music venues within the event.
- Both entertainment venues will have popular bands headlining each night of the event.

5. Partnerships with Downtown Restaurants

- Bold Hat Productions will work with the KDA and downtown restaurateurs to coordinate and promote "wine dinners" pairing a featured Washington wine and a chef's special dinner menu on the Friday night of the event.
- Local restaurants will have the opportunity to be featured on the tasting menu at the event, with each restaurant featuring its appetizers over a manageable two-hour time frame within the overall event.

6. Fresh Art Auction

- Premier artisans working in a variety of media- from oils and watercolor paints to clay and fabrics- will create art inspired by their experience at the park.
- Guests can watch the artists as they work providing a unique insight into the artists' process.
- Pieces will be auctioned off Sunday afternoon, providing guests the opportunity to take a "piece of the weekend" home with them.

7. Kids Area

- Free-to-enter family area with children's activities.
- Zucchini and Summer Squash Art Car decorating and racing.
- Why should the grownups have all the fun? Sparkling cider and grape juice tasting for the kids!

Partners and Sponsorship

Partners for the event at this time include:

- Washington State Wine Commission: they have already expressed interest and will be the resource that enables us to get wineries to attend.
- Kirkland Downtown Association
- Kirkland Cultural Council
- Kirkland Tourism
- Kirkland Parks Department
- Seafair

CITY OF KIRKLAND
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MEMORANDUM

To: Dave Ramsay, City Manager

From: Marilynne Beard, Assistant City Manager

Date: November 9, 2006

Subject: ANNEXATION OUTREACH UPDATE

RECOMMENDATION:

City Council receive a report on the annexation community outreach efforts to date.

BACKGROUND DISCUSSION:

Earlier this year the City Council developed a four-phase approach to studying the potential annexation of Finn Hill, Juanita and Kingsgate.

Phase	Work Program	Decision Point
I	Outreach to Kirkland Long Range Financial	Go/No Go to proceed to phase two
II	Expand outreach to PAA Initial Interlocal Agreement (ILA) with King Co. Begin planning work	Decision whether or not to place on ballot and timeline (proceed to phase three)
III	Election preparation Continued planning & ILA's	Election
IV	Implementation	Approval by Council, Setting Effective Date and begin services

One of the primary activities in phase one was a communications and public outreach effort focused on gathering information from the current Kirkland community. There were two objectives for the outreach effort. First, we wanted to inform residents about the potential annexation, why the Council is considering it at this point and the process they would use to decide whether to proceed with annexation. Second, we

wanted to engage in a listening tour to learn about the concerns and questions that Kirkland residents had about annexation. Subsequent phases of the annexation process would continue the outreach effort within the City of Kirkland as well as expanding it to the PAA.

The City engaged the consulting firm of EnviroIssues to assist the City in developing and implementing the communication strategy. They met with each Council person to identify the Council's objectives and to help define the strategy. Based on these meetings, EnviroIssues worked with staff to develop materials and community meetings to both inform residents about annexation and to elicit a list of questions and concerns that the Kirkland community wanted the City Council to address before proceeding with annexation.

The attached report from EnviroIssues summarizes the activities that took place over the past two months and the main themes and questions that we heard. They have also provided some observations about the input received and suggestions for follow-up.

Next Steps

The second major activity in phase one concerns long range financial planning. The Council has received some initial information about the financial model that was developed and will continue their discussions about the financial model in December and January. Once the financial discussion has taken place, we will come back to Council with a more specific recommendation about how additional outreach efforts can better inform their decision about whether or not to proceed to phase two of their annexation decision process.

Phase 1 Public Outreach Results – Summary Report

Introduction

The City of Kirkland is considering annexing the neighborhoods of Kingsgate, Juanita, and Finn Hill (collectively known as the potential annexation area, or PAA). The City Council is engaged in a careful, deliberate process to consider whether annexing this area is right for the City of Kirkland.

Currently, the Council is engaged in Phase 1, considering whether to continue exploring the issue of annexation and whether to commit city resources to a deeper exploration of this issue. The first phase consisted of two main components: (1) a robust public outreach effort to explore current City of Kirkland residents' concerns and questions about annexation, and (2) preliminary financial analysis.

At the end of Phase 1, after listening to community concerns and gathering other important information, the Council will decide whether to proceed to the next phase of decision-making. If the Council decides to initiate Phase 2, the City would continue outreach in Kirkland, expand community outreach efforts to include residents and businesses in the PAA, and continue to study whether annexation is financially and technically feasible.

This summary first provides information about how the public involvement plan was implemented, describing outreach goals, materials developed, and outreach activities completed. The summary then analyzes the results of that outreach, providing an overview of common themes heard throughout the process and offering recommendations about possible next steps.

Goal of Outreach

The goals of Phase 1 public outreach were primarily to:

- Provide diverse and meaningful opportunities to share information with the public about the important annexation decision facing the City of Kirkland.
- Give the Kirkland City Council the opportunity to consult with current residents before deciding to dedicate significant resources to further explore whether to annex Finn Hill, Upper Juanita, and Kingsgate.

Please note that the goal of Phase 1 *was not* to obtain a yes or no opinion from Kirkland residents, but rather to tease out community questions, concerns, and underlying values that City Council should consider when deciding whether to pursue Phase 2.

Materials Developed

The following materials were developed to help the public understand the annexation process, provide constructive feedback, and learn about the concerns and questions of other citizens. Copies of the materials are provided as an attachment.

Listening Log

The "listening log" is a tool designed to capture and reflect back to the community the range of feedback received during Phase 1. At each community briefing, public forum, and farmers market, staff recorded participants' comments and questions. Project staff displayed a cumulative flipchart list of questions and concerns heard at various public events and built upon the list at every subsequent meeting. This "living document" demonstrated the breadth of outreach and input received over the life of the project. The listening log was also converted into a handout that included responses from City staff and was distributed at outreach events. An electronic version of the log was posted and updated on the annexation webpage.

Annexation Website and Listserv

City and consultant staff revised the existing Kirkland annexation webpage at the beginning of September 2006 and continue to update the page with event information and current project materials. Members of the public could also sign up for an annexation listserv, which ensured that they would be emailed with information about upcoming events and alerted when an updated listening log was posted to the site.

Please see: www.ci.kirkland.wa.us/depart/CMO/Annexation_Information.htm

Presentation

Staff developed a PowerPoint presentation to introduce annexation and stimulate questions and discussion about the issue. The presentation was used at community briefings and public forums, and (1) defined annexation, (2) provided a historical perspective on past Kirkland annexations, (3) described why the Council is considering this option now, (4) summarized the four-stage process, and (5) invited additional comments and questions.

Folio

The folio is a four-page overview pamphlet that includes information about the annexation process, the four-phase timeline, and frequently asked questions (FAQs). A comment form was enclosed in each folio.

Frequently Asked Question

A four-page list of frequently asked questions and answers was created that addressed common questions for the Kirkland and PAA communities. This handout also included a map that showed Kirkland and PAA boundaries.

Comment Form
A comment form was available at all public outreach events for participants to submit their comments. Participants were able to leave forms with staffers at the outreach events or mail them in later. All comments were incorporated into the listening log.

Display Boards
Display boards were used at the neighborhood briefings and public forums, including:

- Historical map of Kirkland annexations
- Map of PAA and Kirkland boundaries
- Annexation process
- Public forum participant map

Outreach Activities

During Phase 1, City Council members engaged in a "listening tour" to learn what factors and questions are important to the Kirkland community when considering annexation. The team completed the following outreach activities during Phase 1:

- Media Roundtable
- Neighborhood Association and Community Group Briefings
- Farmers Markets
- Public Forums

Media Roundtable and Media Coverage
Members of the local media were invited to a roundtable with City staff on September 25, 2006, to ensure that they had accurate information and opportunities to engage in the annexation dialogue. *The Seattle Times* attended the briefing and published a story on September 29, 2006 (listed below). Several additional news stories were published or aired in various forms to introduce annexation and advertise the public forums.

- Episode 20. A nine-minute spot produced to inform viewers of the annexation dialogue and opportunities to be involved. *Currently Kirkland*, September 5, 2006.
- "Kirkland on cusp of dramatic growth in size, population," *The Seattle Times*, September 29, 2006.
- "Forums Planned About Annexation," *The Seattle Times*, October 18, 2006
- "Kirkland: Should Nearby Areas be Annexed?: City Hosts Forums to get Public Input," *King County Journal*, October 20, 2006.
- "Last Forums Today About Annexation," *The Seattle Times*, October 28, 2006.

Community Briefings
The project team offered to visit all Kirkland neighborhood associations and several community groups to provide presentations about annexation. City and consultant staff

visited the following groups, and public input was collected in the listening log (described below and attached):

- Kirkland Association of Neighborhoods, September 13 (10 attendees)
- Moss Bay Neighborhood Association, September 16 (40 attendees)
- Market Neighborhood Association, September 20 (25 attendees)
- Lakeview Neighborhood Association, September 25 (5 attendees)
- Everest Neighborhood Association, September 26 (40 attendees)
- Central Houghton Neighborhood Association, October 4 (8 attendees)
- Chamber Board Briefing, October 13 (6 attendees)
- Totem Lake Neighborhood Association, October 18 (25 attendees)

The following briefings remain, where additional community input will be collected and included in the listening log:

- South Rose Hill/Bridle Trails Neighborhood Association, November 14
- Highlands Neighborhood Association, November 16
- North Rose Hill Neighborhood Association, November 20
- Norkirk Neighborhood Association, December 6
- Kirkland Rotary Club, December 11

Farmers Markets
City and consultant staff set up an informational booth at the Kirkland Farmer's Market to reach out to a broader range of the Kirkland community. Members of the public could obtain copies of the folio, the listening log, and comment forms, as well as talk to project staff. The public could also view maps of the Kirkland and PAA boundaries, school districts, zoning, and other features like schools, parks, and neighborhoods. Comments and questions from citizens were recorded and added to the listening log.

- Kirkland Farmer's Market, September 27 (81 attendees)
- Kirkland Farmer's Market, October 11 (78 attendees)

Public Forums
The City hosted three public forums in Kirkland to provide opportunities to learn more about annexation and offer input. The forums were designed to stimulate a deeper conversation about thoughts and values related to annexation. The meeting format included a large group presentation and small, facilitated discussion groups that focused on the following questions:

- Do you think annexation will change the City of Kirkland?
    - What things do you think would or would not change with annexation?
    - Do you think annexation would affect Kirkland's "small town" atmosphere? If so, how?
- What are the three things City Council should consider when deciding whether or not to explore annexation further?

The public forums took place on:

- October 21, Kirkland Municipal Court (30 attendees)
- October 24, Kirkland Maintenance Center (20 attendees)
- October 28, Peter Kirk Community Center (41 attendees)

To advertise the meeting, the project team:

- Mailed a postcard to 22,690 City of Kirkland residents on October 6.
- Placed extra postcards and meeting posters at various community locations in the Kirkland area.
- Emailed meeting information to members of the City's annexation listserv.

Stakeholders Packet Mailing
The project team created a packet of information to introduce the annexation process that included a cover letter introducing annexation, an invitation to participate, and all informational materials developed. The City mailed packets to major community institutions and businesses, including Lake Washington Technical College, Evergreen Hospital and the Lake Washington School District.

Common Themes

The most common themes heard from the Kirkland community are listed below (the complete list of questions and comments can be found in the attached listening log, which is also described in more detail later in the document).

1. The City Council should consider all **financial risks** for the city and taxpayers and weigh their probabilities. Many members of the public wanted detailed financial information before providing substantive input.
   - How will the City cover the remaining annual deficit? What happens after State funding runs out?
   - What is the likelihood that State funding will not be available for ten years?
   - Does the financial analysis including all the right components, such as inflation and increasing high-density development?
   - What are the short and long-term capital needs within the PAA and Kirkland and will the City have the funds to support those needs in the future?

2. The City Council should consider how annexation affects **land use and zoning**.
   - Can areas within Kirkland or the PAA be re-zoned or improved to generate more revenue?
   - Will increasing density strain city resources and infrastructure?

3. If annexation moves forward, the City Council will need to **maintain quality services** in Kirkland. Can the City maintain quality service levels if annexation happens?

- Can the City Council ensure that service levels, police response time, and access to City Council and staff will not decline for current residents?
- Can the City support additions to the police force and city park system?

4. The City Council should consider and be prepared to articulate **how Kirkland residents would benefit if annexation occurred**. Many residents did not seem to understand the Growth Management Act goals, why annexation is encouraged, and how it may benefit the region.
   - Will Kirkland's voice be stronger on regional and state issues with a larger population? If so, on what issues?
   - If Kirkland does not annex the PAA, what is the probability that this area will decline and in what ways could this affect neighboring Kirkland residents?

5. Because Kirkland residents do not have a vote on this issue, the City Council must **clearly understand and respect the Kirkland community's stance in their decision-making**.
   - Will the Council initiate a survey of Kirkland residents to gather their thoughts on annexation (as was done in the PAA)?
   - Will the City Council continue to include Kirkland residents in outreach efforts if Phase 2 is initiated?

Input received at public forums was not usually noticeably different from what was heard at neighborhood association briefings (and public feedback from briefings and forums is all included in the listening log). Small group discussions were used during forums to more deeply explore community values, though the public often continued to ask questions of project staff. Two interesting points of note revealed during small group discussions included the following:

- Kirkland has a small-town feel, though it is actually quite large. What characteristics about Kirkland make it feel like a small community, and can those same features be replicated on a larger scale if annexation were approved?
- Annexation might help Kirkland better control its destiny as a city.

Recommendations and Next Steps

As the length of the (still growing) listening log attests, Phase 1 revealed a broad range of public questions and concerns for the Council to consider when contemplating annexation. In general, Phase 1 did not uncover any "surprises" or a strong undercurrent of opposition to annexation within Kirkland's borders. Rather, Phase 1 demonstrated that the public is keenly interested in the answers to crucial questions about annexation related to Kirkland's economic and community vitality. Phase 2 will provide the Council with an opportunity to deeply explore these important questions in order to make an informed decision about annexation.

Kirkland residents were also very concerned that they would not be given the chance to vote on this topic (as the process is currently structured). Citizens repeatedly requested

that outreach and discussions with current city residents continue as this process unfolds. It will be important to sustain a visible public involvement strategy that targets Kirkland residents, as well as a transparent process that helps current citizens understand how to participate in the decision-making process in lieu of a formal vote.

If Phase 2 is initiated, we recommend that the Council consider the following recommendations:

- It will be very important to remain vigilant in our collective and consistent use of conditional phrasing (e.g., "If we go to the next phase," rather than "When we go to the next phase"). Some members of the public expressed concern about the City "rushing to judgment," and were skeptical that decisions had not already been made. Using language carefully in all materials and presentations will help to prevent undermining the legitimacy of this decision-making process.

- Convene focus groups to further gauge Kirkland community sentiments. Traditional focus groups include a representative sampling of the community, including people who may care little about the issue of annexation. Phase 1 briefings and forums yielded important feedback, but it was tough to gauge from these events what an uninformed or uninterested person might think about the topic. Focus groups would both inform future Council decisions about annexation, as well as indicate to Kirkland residents that their opinions were continuing to be seriously considered.

- Continue using the listening log as the primary tool to record the annexation dialogue. Members of the public responded well to this tool, and it has been an effective method to track public opinion and reflect back to the community during events and on the web page that community comments and questions have been heard.

CITY OF KIRKLAND
Department of Finance
123 Fifth Avenue, Kirkland, WA 98033 425.828.1100
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Tracey Dunlap, Director of Finance and Administration

Date: November 14, 2006

Subject: **PRELIMINARY 2007 PROPERTY TAX LEVY**

RECOMMENDATION:

Council approve the attached interim ordinance levying property taxes for the year 2007 and the attached resolution to bank property tax capacity in the event that Initiative 747 (I-747) is found to be unconstitutional.

POLICY IMPLICATIONS:

1. The City Council must adopt a property tax levy to forward to King County no later than November 30, 2006.

2. Ordinances authorizing revenues for the coming year's budget should be adopted prior to adoption of the budget.

3. The City Council held a public hearing on revenue sources on September 19, 2006.

4. If the Washington Supreme Court finds I-747 unconstitutional, additional property tax capacity would be available to the City.

BACKGROUND DISCUSSION:

The attached interim ordinance is required in order to meet the November 30th deadline established by the King County Council for submission of levy amounts. Each year the County prepares a levy worksheet for cities that establishes the maximum levy capacity (within legal limits) and the amount of new construction valuation. The City cannot accurately calculate the amount of the levy until the worksheet is received. The County estimates that the levy worksheets will be available either by the last week of November or the first week of December. Since November 21st is the last regular Council meeting before the November 30th deadline, a preliminary ordinance needs to be passed that establishes the maximum amount of property taxes the City expects to levy in 2007. We use a maximum amount since the County will allow us to submit a final levy amount that is lower than the preliminary amount but not higher. Consequently, the initial property tax levy is typically higher than the final levy will be. The final levy will be calculated when the Council completes its budget deliberations and the City receives its final levy worksheet from King County.

It should be noted that the property tax levy still needs to be established annually even though the Council will be adopting a budget for the 2007-2008 biennium. Accordingly, the attached ordinance relates to 2007 only.
The following discussion explains how the preliminary levy numbers were calculated for each of the variable factors in the levy. There are two components to the property tax levy — the regular levy, which funds operating costs, and the excess levy, which funds debt service on voter-approved bonds.

Regular Levy

For 2007, there are three factors impacting the amount of the regular levy – the new construction levy, the optional increase, and the banked capacity.

New Construction

New construction represents additional property taxes to be received from the construction of new buildings and additions to existing structures. The new construction levy increases revenue to the City but does not increase the tax levy on existing taxpayers. The new construction levy is calculated by dividing the new construction valuation by $1,000 and multiplying the quotient by the current year's regular levy tax rate ($1.32 per $1,000 of assessed valuation). The following table shows new construction growth trends (as a percentage of each year's total regular levy and as a levy amount) for the past seven years and the projected growth for 2007:

Levy Year	*% Increase*	*New Construction Levy*
2000	2.34%	$185,860
2001	2.53%	$208,632
2002	2.94%	$250,496
2003	1.56%	$136,590
2004	1.36%	$132,113
2005	1.70%	$170,575
2006	2.86%	$273,577
2007 (Est.)	**3.94%**	**$427,567 (new construction as of 11/1/06)**

The preliminary new construction valuation for the 2007 levy is $323,033,113, which translates into a new construction levy of $427,567 ($323,033,113/$1,000 x $1.3236). Relative to the 2007 total regular levy of $10,861,816, this represents an increase of 3.94%. The attached preliminary ordinance includes new construction that is equivalent to 8.0% of the total 2007 regular levy or $869,000, which is intentionally high to ensure that all new construction amounts will be available. The final new construction levy will not be known until the City receives its final levy worksheet from King County in December. Once the final levy worksheet is received, staff will adjust the 2007 property tax levy accordingly and submit a final ordinance for Council approval on December 12, 2006.

Optional Levy Increase

The 2007-2008 Preliminary Budget assumes an optional increase of one percent in each year, so the 2007 preliminary levy includes the one percent increase. Each one percent increase in the regular levy equates to almost $109,000 in new revenue to the General Fund and about $7,000 in new revenue to the Parks Maintenance Fund, for a total of $116,000.

Banked Capacity

The law also allows the use of "banked" capacity, which is the amount of unused optional increases that have accumulated over the years. The original 2007-2008 Preliminary Budget recommended use of $275,000 per year of the banked capacity to fund the addition of four Corrections Officers. However, the Council provided direction at the November 9th study session to modify the Preliminary Budget to utilize increased property tax due to new construction (as described earlier in this document) to fund these Corrections Officers and to use banked capacity to fund an additional Corrections Officer and a Communications Coordinator ($162,400). The City will have approximately $190,000 of available banked capacity after this recommended use.

Also attached is a resolution providing for the banking of the maximum amount of levy capacity pursuant to RCW 84.55.0101 and .092 in the event that the Washington Supreme Court finds Initiative 747 unconstitutional. If that occurs, this action ensures the City's ability to provide funding for current and future operating costs from the highest lawful levy as calculated under the statute before I-747 was adopted.

Excess Levy

The total excess levy, which relates to voted debt, is increasing slightly from $1,449,146 in 2006 to $1,465,678 in 2007. This translates to a rate per $1,000 assessed value of $0.148.

Trends in Assessed Valuation

Growth in assessed valuation is composed of new construction and revaluation of existing properties. Preliminary figures from King County dated 11/1/06, indicate that the City's total assessed valuation increased by 12.75% with 3.69% due to new construction and 9.07% due to revaluations. For estimating purposes only, new construction valuation is shown at roughly double the 11/1/06 figures to ensure that all new construction amounts will be available. It should be noted that the preliminary new construction figure from King County does not include state assessed valuation, which has not been finalized yet.

The increase in valuation does not in itself generate additional revenue for the City. If the Council takes no optional increase in the levy and the assessed valuation increases, it has the effect of lowering the rate applied to each $1,000 of assessed valuation.

Based on the preliminary levy worksheet, an intentionally high estimate for new construction ($869,000), and use of $162,400 banked capacity, the overall tax rate (regular levy only) would decrease from $1.323 per $1,000 of assessed valuation in 2006 to $1.253 in 2007. A final levy and rate will be prepared for Council approval at their December 12th regular meeting.

Preliminary Levy Recap:

Base General Levy (2006 Rate)	$10,861,816
1% Optional Increase (General Levy)	108,618
Optional Banked Capacity	162,400
Base Parks Maintenance Levy (2006)	732,366
1% Optional Increase (Parks Maint. Levy)	7,324
New Construction and Prior Yr. Adjustments*	917,262
Total Regular and Parks Maint Levy	$12,789,786
Excess Levy (for voted debt)	1,465,678
Total 2007 Preliminary Levy	**$14,255,464**

*New construction levy is estimated at 8.0% over the current levy and will be reduced to the actual new construction allowance when final information is received from King County. The estimated refund levy for 2007 is $48,262.

Attachments

CITY OF KIRKLAND
2007 PROPERTY TAX DISTRIBUTION (PRELIMINARY LEVY)

Taxable Assessed Valuation For 2007 Levy	**$10,211,294,336**

REGULAR LEVY

Operating Fund	Levy	Rate per $1,000 AV
General Fund	$9,244,463	$0.905
Street Operating Fund	$2,790,985	$0.273
Parks Maintenance Fund	$754,338	$0.074
Total 2006 Regular Levy	***$12,789,786***	***$1.253***

EXCESS LEVY

Unlimited General Obligation Bond Issue	Levy	Rate per $1,000 AV
1993 Unlimited G.O. Refunding (Parks)	$548,530	$0.054
1995 Unlimited G.O. (Public Safety)	$91,188	$0.009
2001 Unlimited G.O. Refunding (Public Safety)	$192,475	$0.019
2003 Unlimited G.O. (Parks)	$633,485	6.20%
Total 2006 Excess Levy	***$1,465,678***	***$0.144***

TOTAL LEVY

	Levy	Rate per $1,000 AV
Total 2006 Levy	***$14,255,464***	***$1.396***

ORDINANCE 4071

AN ORDINANCE LEVYING THE TAXES FOR THE CITY OF KIRKLAND, WASHINGTON, FOR THE YEAR 2007.

WHEREAS, the City Council held a public hearing on September 19, 2006, to consider revenue sources for the 2007-2008 Biennial Budget; and

WHEREAS, the City Council and the City Manager have considered the anticipated financial requirements of the City of Kirkland for the fiscal year 2007; and

WHEREAS, pursuant to RCW 35A.33.135, the City Council is required to determine and fix by ordinance the amount to be raised by ad valorem taxes; and

WHEREAS, RCW 84.55.120 requires that the increase in the levy over the prior year shall be stated both as to dollars and percentage;

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

Section 1. The regular property tax levy for the year 2007 is hereby fixed and established in the amount of $12,789,786.

	2006	2007	Increase/ (Decrease)
Assessed Valuation	$ 8,760,457,455	$10,211,294,336	$ 1,450,836,881
Base Levy	$ 9,550,083	$ 10,861,816	$ 1,311,733
Optional Increase on Base Levy			
–Dollars	$ 95,501	$ 108,618	$ 13,117
–Percent	1.00%	1.00%	0.00%
Parks Maintenance Levy	$ 725,115	$ 732,366	$ 7,251
Optional Increase on Parks Maintenance Levy			
–Dollars	$ 7,251	$ 7,324	$ 73
–Percent	1.00%	1.00%	0.00%
Optional Banked Capacity	910,000	162,400	(747,600)
	8.86%	1.40%	(7.46%)
Prior Year Levy Adjustments and New Construction	$ 306,232	$ 917,262	$ 611,030
Total Regular Levy in Dollars	$ 11,594,182	$ 12,789,786	$ 1,195,604
Rate per $1,000 of Assessed Valuation	$ 1.323	$ 1.253	$ (0.071)

Section 2. The special tax levies, as heretofore approved by the voters of the City of Kirkland, as to the following general obligation bonds are hereby fixed and established as follows:

Kirkland Taxing Limit #0 and #6	Levy Amount
1993 Unlimited Refunding	548,530
1995 Unlimited Public Safety	91,188
2001 Unlimited Refunding	192,475
2003 Unlimited Parks	633,485
Total Excess Levy	1,465,678

Section 3. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2006.

Signed in authentication thereof this _____ day of _____, 2006.

_____
MAYOR

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

RESOLUTION R-4614

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND PROVIDING FOR THE BANKING OF LEVY CAPACITY PURSUANT TO RCW 84.55.092.

WHEREAS, on June 13, 2006, the King County Superior Court ruled that Initiative 747 ("I-747") is unconstitutional; and

WHEREAS, on August 18, 2006, the Washington State Supreme Court granted a stay of the effect of this ruling pending appeal; and

WHEREAS, if the Washington State Supreme Court were to uphold the ruling, the maximum limit factor under Chapter 84.55 RCW would return to 6% (from 1%) and the City's highest lawful levy would be calculated under the statute as it existed before I-747 was adopted; and

WHEREAS, the City Council finds that the need to provide funding for operating costs of new facilities, to maintain levels of service for current residents and, in the event of annexation, new residents, and to meet a potential future economic downturn creates a substantial need to set the levy limit at the maximum permitted under RCW 84.55.0101 and .092, as determined by the Washington State Supreme Court, and

WHEREAS, it is the intent of the City Council to bank the maximum amount of levy capacity available to it as a result of the Supreme Court's decision;

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The City Council has determined that due to substantial need, it is the best interest of the City of Kirkland to increase the biennial budget by 7.98% in 2007-2008 compared to the 2005-2006 budget as of June 30, 2006 and to set the levy limit at the maximum allowable under RCW 84.55.0101, as determined by the Washington Supreme Court, to ensure adequate funding for this purpose in future years.

Section 2. The City Clerk is directed to certify to the King County Assessor, no later than November 30, 2006, a copy of this resolution showing its adoption; and to perform such other duties as are necessary or required by law to the end that the maximum levy capacity available to the City of Kirkland under Chapter 84.55 RCW, as determined by the Washington Supreme Court, is banked for future years.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2006.

Signed in authentication thereof this _____ day of _____, 2006.

_____
MAYOR

Attest:

_____
City Clerk

CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3000
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Daryl Grigsby, Public Works Director
Ray Steiger, P.E., Capital Projects Manager

Date: October 26, 2006

Subject: 116TH AVENUE NE WATERMAIN REPLACEMENT
AWARD CONTRACT AND AUTHORE ADDITIONAL FUNDING

RECOMMENDATION:

It is recommended that the City Council award the contract for construction of the 116th Avenue Watermain Replacement to D & G Backhoe, Inc. of Lake Stevens, Washington in the amount of $272,313.34. In addition it is recommended that City Council authorize the use of an additional $83,545 from the Water/Sewer Capital Contingency.

BACKGROUND DISCUSSION:

The 116th Avenue NE Watermain Replacement Project includes the replacement of approximately 1,100 lineal feet of 8" AC watermain with 12" ductile iron pipe between NE 60th Street and NE 65th Street (Attachment A). The watermain serves a large area and construction work includes the replacement of eighteen individual water services and one fire hydrant in the project area. The 116th Avenue NE Watermain Replacement Project was funded through Council action on May 2, 2006, and was developed out of the design and development of the 116th Avenue NE Non-motorized Facilities Project.

Construction work is anticipated to take place from late December, 2006 to January, 2007, with project completion necessary prior to beginning construction of the more significant 116th Avenue NE non-motorized project between NE 60th Street and NE 67th Street.

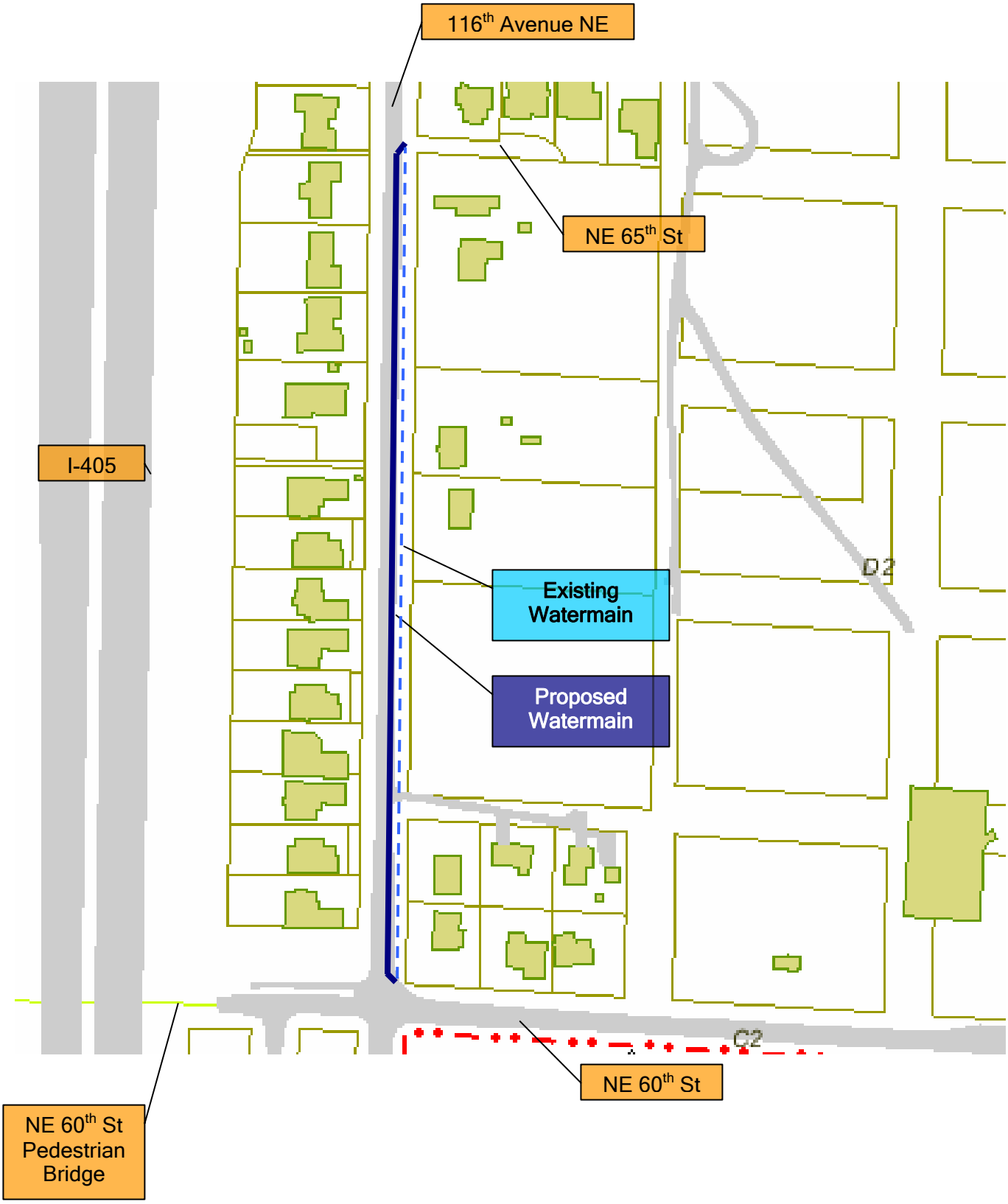
At their regular meeting of October 3, 2006, Council authorized Public Works staff to advertise for contractor bids on the project. The engineer's estimate for construction was $305,423 with a total anticipated project budget of $370,000; approximately $110,000 over the current project budget (Attachment C). The first advertisement was published on October 9, 2006, and bids were opened and read publicly on October 24, 2006. Eight (8) bids were received and tabulated (Attachment B) with D & G Backhoe, Inc. being the lowest bidder submitting a total construction price of $272,313.34; which is approximately $33,110 below the engineer's estimate. Reference checks were complete and staff is recommending award to D & G Backhoe, Inc.

The total funding required to complete the construction contract is $343,545; comprised of $272,314 for construction, $44,000 for professional services, and a $27,231 contingency. The approved project budget is $260,000, which is $83,545 less than the amount required to complete the project. Based on bids received, scope of the project, and current competitive market, staff recommends raising the current budget an additional $83,545 to bring the project budget to $343,545 (Attachment C). The unit cost to construct this 12-inch watermain project is $247.56 per lineal foot (Attachment D).

With Council approval, construction is anticipated to begin in December with substantial completion expected in January.

Attachments (3)

Attachment A



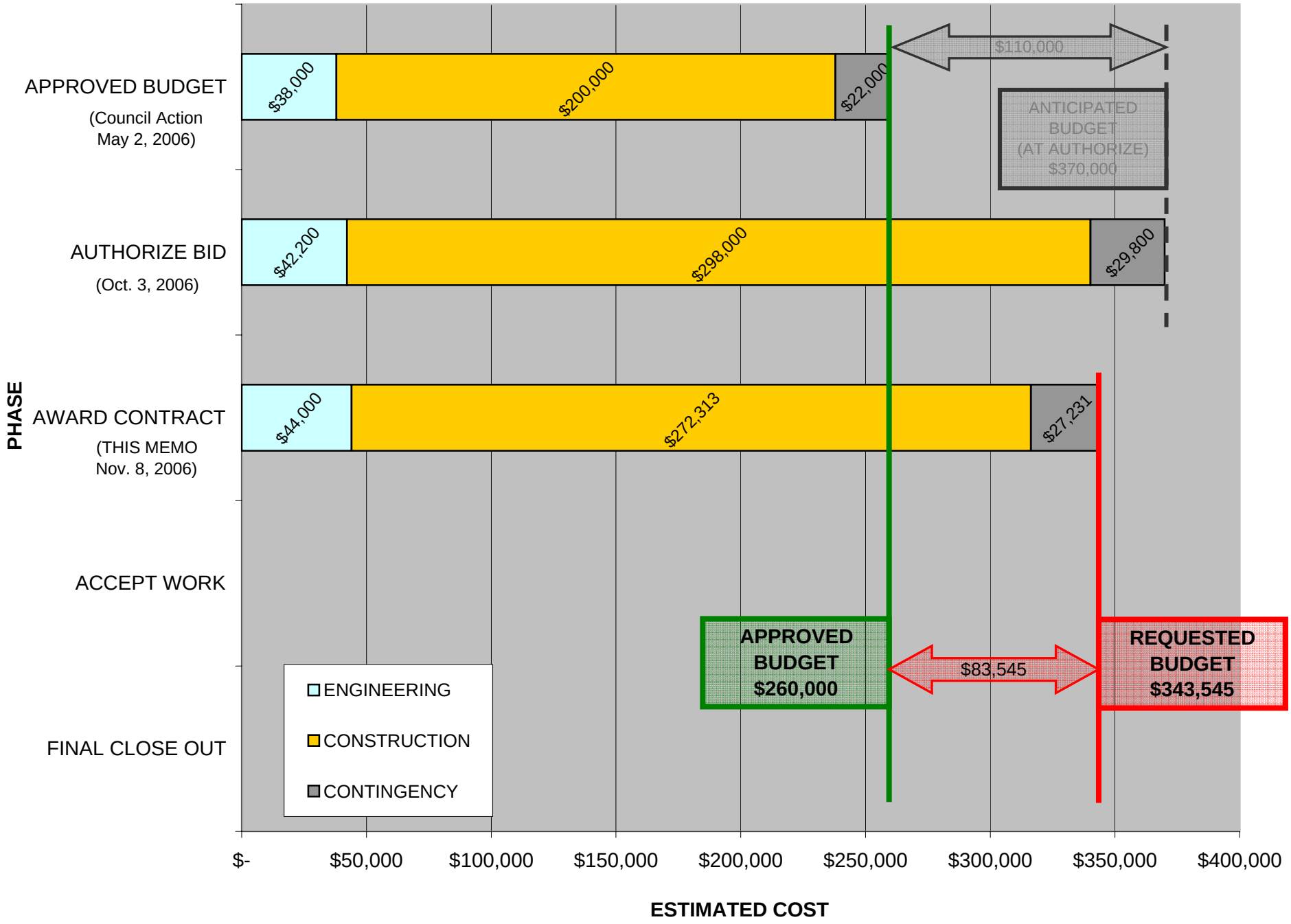
Vicinity Map
116TH AVENUE NE WATERMAIN REPLACEMENT

BID TABULATION
116TH AVENUE WATERMAIN REPLACEMENT

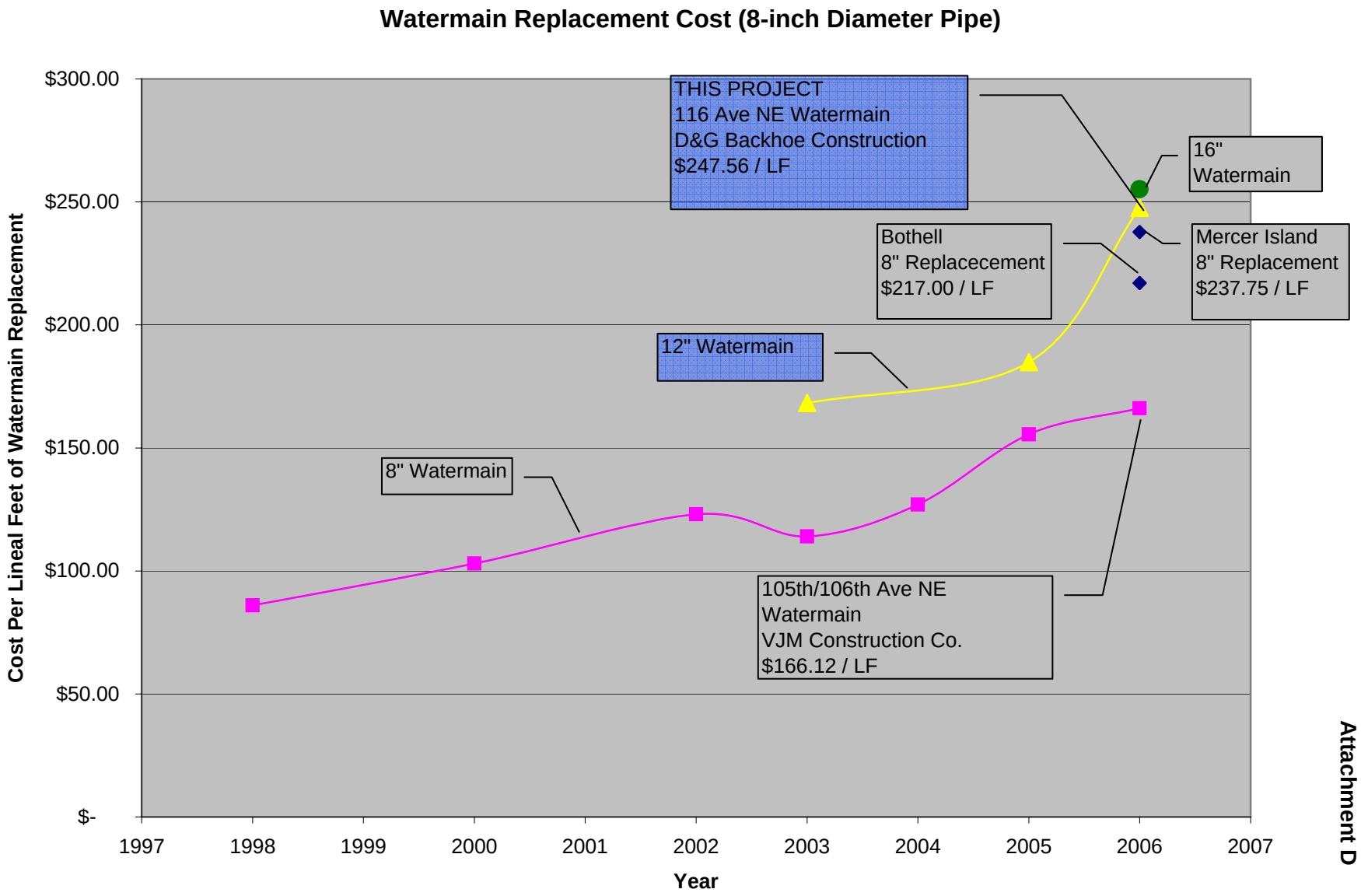
Contractor	Total Bid
D & G Backhoe, Inc	272,313.34
Sanders General Construction	273,705.98
VJM Construction Co.	285,088.64
Marshbank Construction	303,367.04
Engineer's Estimate	*305,423.36*
Construct Co.	319,219.20
Hos Bros. Construction, Inc	383,928.00
Gary Harper Construction	393,520.90
Earthwork Enterprises	413,570.56

116TH AVENUE NE WATERMAIN REPLACEMENT

PROJECT BUDGET REPORT



Attachment C



Attachment D

ATTACHMENT E

FISCAL NOTE

CITY OF KIRKLAND

Source of Request

Daryl Grigsby, Public Works Director

Description of Request

Request for additional funding of $83,545 from the Water/Sewer Capital Contingency for the 116th Avenue NE Watermain Replacement (Non-motorized Facilities) project. The approved budget is $260,000, which is less than the amount required to complete the project based on current bids.

Legality/City Policy Basis

Fiscal Impact

One-time use of $83,545 of the Water/Sewer Capital Contingency. The contingency is able to fully fund this requests.

Recommended Funding Source(s)

Reserve

Description	2006 Est End Balance	Prior Auth. 2005-06 Uses	Prior Auth. 2005-06 Additions	Amount This Request	Revised 2006 End Balance	2006 Target
Water/Sewer Capital Contingency	1,766,520	507,500	0	83,545	1,175,475	1,766,520

Water/Sewer Capital Contingency: 2005-2006 Prior Authorized Uses includes $116,000 for the 18th Avenue Watermain Replacement project, $111,500 for the 2005 Water System Improvements, $20,000 for a watermain replacement coinciding the 2004 Streambank Stabilization project, and $260,000 for this project (116th Ave NE Watermain Replacement - C WA 0114 000).

Revenue/ Exp Savings

Other Source

Other Information

Prepared By	Neil Kruse, Budget Analyst	Date	Novmeber 13, 2006

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

To: David Ramsay, City Manager

From: Eric Shields, AICP, Director

Michael Bergstrom, AICP, Consultant MB

Date: November 13, 2006

Subject: RECOMMENDATION ON MISCELLANEOUS ZONING CODE AMENDMENTS, FILE NO. ZON05-00001

RECOMMENDATION:

Approve the proposed Zoning Code Amendments. The City Council may do so by adopting the enclosed ordinance.

POLICY IMPLICATIONS:

The proposed amendments address a wide range of issues, ranging from simple text revisions that increase internal code consistency to more complex issues. A discussion of the primary policy issues is contained under "Primary Policy Issues" below.

BACKGROUND DISCUSSION:

The Planning Department maintains a list of potential amendments to the Zoning Code regulations, and periodically assembles a group of amendments for consideration through the legislative process. The amendments typically cover a variety of topics, and derive from many sources including City Council or Planning Commission, City staff, issues raised by the public, Zoning Code Interpretations issued by the Director, and legal decisions or advice. From that list, the Planning Department recently assembled an amendment package for review through Process IV with the Houghton Community Council, Planning Commission, and the public. Ultimately the package, as recommended by the Planning Commission, is reviewed and voted upon by the City Council.

The current set of amendments has been reviewed through the process summarized above, and is now ready for City Council consideration (see Enclosure 1 – Planning Commission Recommendation Transmittal Memo). A study session was held by the Planning Commission on July 13, 2006. A courtesy hearing was held by the Houghton Community Council on July 24, 2006. A public hearing was held by the Planning Commission on August 24 and October 26, 2006.

The enclosed ordinance, with its attachments, represents the proposed Zoning Code amendments as recommended by the Planning Commission. Because the amendments

would codify updated "fee-in-lieu" parking provisions for the Central Business District, the ordinance includes the repeal of Ordinance No. 4064 (Third Renewal of Interim Parking Regulations for CBD-1, 2, and 8), adopted on November 8, 2006.

RECOMMENDED AMENDMENTS:

The enclosed ordinance embodies the proposed amendments. These amendments are summarized in Enclosure 2 - Key to Proposed Zoning Code Amendments.

The ordinance contains Attachment A, which presents the specific language of the code amendments. Many of the amendments contained in Attachment A are depicted in Attachments 1 through 10 of Attachment A. The amendments that are reflected in Attachments 1-6 to Attachment A are each confined to a single zone (except Attachment 6, which amends a Plate). Attachment 7-10 to Attachment A implement a common action across many zones, and are therefore quite lengthy. This set of "attachments to attachments to the ordinance" is organized as follows:

- Ordinance
  - Attachment A – Detail of Proposed Amendments, with references to:
    - Attachment 1 – CBD-3 – Intervening Street-Level Retail Space
    - Attachment 2 – CBD-8 – Intervening Street-Level Retail Space
    - Attachment 3 – RH 5B – Fast Food Restaurants
    - Attachment 4 – RH 8 – Seating for deli, bakery, or similar uses
    - Attachment 5 – NRH 3 – Landscape Category for multiple detached units
    - Attachment 6 – Plate 180 – Recently-adopted yard intrusion amendments
    - Attachment 7 – Multifamily Common Recreational Space Requirements
    - Attachment 8 – Multifamily Zero-Lot-Line Development
    - Attachment 9 – Multifamily Zone Heights Adjoining Schools
    - Attachment 10 – Parks Review Process

PRIMARY POLICY ISSUES:

Following is a brief discussion of those amendments which the Planning Department believes raise the largest policy issues or might be of most interest to the general public. These appear in the order that the affected regulations appear in the Zoning Code. The amendments which affect many different zones are listed last:

A. KZC 50.60 - CBD Fee-In-Lieu of Parking provisions.

Currently, uses in the CBD 1, 2, and 8 zones may satisfy their parking requirements by contributing into a "fee-in-lieu" program. On November 8, 2006, the City Council adopted Ordinance No. 4064 (Third Renewal of Interim Parking Regulations). The proposed amendments to KZC 50.60 would codify the

provisions of Ordinance No. 4064 and make them permanent (see Ordinance Attachment A, Page 4, KZC 50.60.4).

B. KZC 53.54.040 – RH 5B – Fast Food Restaurants

Fast food restaurants are prohibited in the Rose Hill Business District 5B zone. This amendment adds an exception for coffee houses and similar businesses to provide consistency with the NE 85th St. Subarea chapter of the Comprehensive Plan which explicitly calls out coffee houses as a desirable use in RH 5B.

C. KZC 90.140 - Drainage Basins – Reasonable Use Exceptions.

This section has been completely re-written. The City Attorney was heavily involved in the crafting of the new language. It is intended to respond to direction given by the City Council based on experience with recent reasonable use exception applications. The Council should determine whether the proposed provisions are appropriate and consistent with earlier direction. (See Ordinance Attachment A, Page 8 et seq, KZC 90.140).

D. KZC 115.20 – Animals in Residential Zones (Horse Paddock Areas).

- Clarifies dimensions for horse paddock areas (KZC 115.20.6.b).
- Identifies allowed and disallowed improvements within horse paddock areas (KZC 115.20.6.c).
- Clarifies access route standards for horse paddock areas (115.20.6.d).

This amendment received much public input when first drafted. Since the most recent redraft (prior to the Planning Commission October 26, 2006 hearing), no objections to the amendment have been received. *(Codifies Interpretation 05-2).* (See Ordinance Attachment A, Page 14 et seq, KZC 115.20, Large Domestic Animal Special Regulation No. 6).

E. KZC 115.59.3 - ABE – Use of Historic Grades.

Current regulations are unclear about how to determine ABE once a site has been modified by development (e.g., an existing house that now wishes to expand). The proposed amendment would allow an applicant or the City to provide a survey of pre-development topography and calculate ABE from that information. *(Codifies Interpretation No. 04-2).* (See Ordinance Attachment A, Page 19, KZC 115.59).

F. KZC 115.65 - Home Occupations.

Many changes to home occupation provisions, to make the provisions clearer and more enforceable.

Key changes to these provisions include:

- Clarifies that home occupations can be conducted in multi-family as well as single-family dwellings (KZC 115.65.2).
- Clarifies that the location of a home occupation must be the principal residence of the party conducting the home occupation (KZC 115.65.3).
- Clarifies the current two-employee limitation (KAC 115.65.4.a).
- Limits number of courier deliveries, in addition to daily mail service, to three per day, but no more than 10 per week, and limits the hours for same from 8:00 am to 6:00 pm (KZC 115.65.4.e).
- Limits square footage of home occupation to 500 sq. ft. without approval through Process I (KZC 115.65.4.f).
- Limits client/customer visitations to six (6) per day and no more than one (1) at a time, but treat a family arriving in a single vehicle as one client (115.65.4.g).
- Clarify commercial vehicle size limitations (115.65.4.h).
- Changes the process by which home occupations not meeting prescribed standards may be reviewed and approved from Process IIA to Process I, but with wide distribution of public notice of application for same (115.65.5).

The last bullet point above (change from Process IIA to Process I) has a related issue, concerning application fees. The Planning Commission discussed whether to recommend that the City Council consider reducing the Process I application fee specifically for Home Occupations, to possibly $1000. Current review fees are $3,240 for Process I permits and $5,290 for Process IIA permits. Changing the process in KZC 115.65.5 from Process IIA to Process I will save an applicant $2,050. The Commission eventually decided against such a recommendation. However, it is a change that the City Council could consider in a separate ordinance if it felt so inclined.

(See Ordinance Attachment A, Page 19 et seq, KZC 116.65).

G. <u>KZC 115.95 – Noise Regulations.</u>

Limits the hours of operation for leaf blowers. *(Codifies Interpretation 91-7).* (See Ordinance Attachment A, Page 22 et seq, KZC 115.95.2).

H. <u>KZC 115.115.5.a(3)(c) - Driveway Modification Based on Provision of Fence.</u> This amendment would allow a modification to the requirement that a driveway located in a required front yard be set back 5 feet from the side property line if a fence is provided along that side property line.

The Houghton Community Council objected to this amendment, and therefore it was written to exclude its effect within their jurisdiction. (See Ordinance Attachment A, Page 25, KZC 115.115.5.1(3)(c)).

I. Several Zones - Height for residential structures in multifamily zones that adjoin low density zones occupied by schools.

Generally, multifamily zones allow a structure height of 30 feet. However, a height limit of 25 feet is imposed when adjoining (within 100 feet of) a low density zone. Recent amendments to the Zoning Code allow schools in low density zones to be built up to 35 feet under certain circumstances.

The proposed amendment would allow a height of 30 feet for residential structures in multifamily zones when adjoining low density zones, but only if the adjoining low density zone is occupied by a school that has been allowed height of at least 30 feet.

This amendment affects several zones. (See enclosed Ordinance, Attachment A, Attachment 9).

J. Several Zones - Motorcycle Sales.

This amendment is not recommended by the Planning Commission, and is therefore not included in the proposed ordinance. The original intent of this amendment was to codify Interpretation 05-3 Revised, which allows indoor sales of small vehicles, such as bicycles, motorcycles, kayaks, and row boats in the NRH 1A, NRH 1B, and CBD 1-8 zones (see Enclosure 3). The amendment was broadened to include other zones where vehicle sales are limited by existing Code language.

The Planning Commission felt that the issue of sales of motorcycles and other small vehicles is best addressed at the Neighborhood Plan level, where the appropriateness of that use can be reviewed neighborhood-by-neighborhood. Although the amendment was removed from the proposed ordinance, other language changes were made to existing vehicle sales provisions in many zones in order to provide consistency throughout the code.

The removal of this amendment results in an inconsistency between Zoning Code language and Interpretation 05-3 Revised. As a result, Interpretation 05-3 will need to be repealed.

K. Several Zones – Zero-Lot –Line Multifamily Development

Within multi-family zones, this amendment allows townhouse style developments to be subdivided so that each unit may be on a separate lot. Currently, either all units must be on the same lot or individual units may be on separate lots only if they are set back from common property lines.

L. Several Zones – Zoning Chart Simplification

Two groups of amendments were made to reduce redundancy and simplify the zoning charts. One group eliminates the common open space requirements pertaining to multi-family development from individual charts and places the regulations pertaining to all zones in Chapter 115. The other group eliminates the review process regulations for parks from most charts and refers the reader to the regulations in the Park/ Public Use Zone.

ADDITIONAL BACKGROUND INFORMATION:

Due to the volume of the enclosed materials, copies of earlier reports to the Houghton Community Council are not included. Those materials can be viewed online through the following website links:

July 13, Planning Commission Study Session:
http://www.ci.kirkland.wa.us/depart/Planning/Planning_Commission.htm

July 24, 2006 Houghton Community Council Courtesy Hearing:
http://www.ci.kirkland.wa.us/Planning/Houghton_Community_Council_Meeting_Information.htm

August 24, 2006 Planning Commission Public Hearing:
http://www.ci.kirkland.wa.us/depart/Planning/Planning_Commission.htm

October 26, 2006 Draft Planning Commission Public Hearing:
http://www.ci.kirkland.wa.us/depart/Planning/Planning_Commission.htm

Minutes from each of these meetings are contained in Enclosures 4-7.

SEPA:

The proposal was reviewed pursuant to the State Environmental Policy Act. On July 26, 2006, the Responsible Official issued an Addendum to the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-Year Update EIS* (see Enclosure 8). The City has fulfilled its obligations with respect to SEPA.

CONCLUSION:

The proposed amendments will help improve the City's Zoning Code regulations by adding clarity and responding to issues and concerns raised by City representatives and members of the general public. We recommend that the City Council adopt the enclosed ordinance.

ENCLOSURES:

1. Planning Commission Recommendation Transmittal Memo
2. Key to Proposed Amendments
3. Interpretation No. 05-3 Revised
4. Minutes from July 13, 2006 Planning Commission Study Session
5. Minutes from July 24, 2006 Houghton Community Council Courtesy Hearing
6. Minutes from August 24, 2006 Planning Commission Public Hearing
7. Minutes from October 26, 2006 Planning Commission Public Hearing
8. Environmental Documents

Ordinance
Ordinance Publication Summary

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

To: Kirkland City Council

From: Planning Commission Acting Chair Karen Tennyson

Date: November 13, 2006

Subject: PLANNING COMMISSION RECOMMENDATION ON MISCELLANEOUS ZONING CODE AMENDMENTS, FILE NO. ZON05-00001

On behalf of the Planning Commission, I am pleased to forward to the City Council for your consideration a package of amendments to the Kirkland Zoning Code. The amendments cover a wide range of topics, from fairly simple language changes to ensure internal code consistency to more complex issues such as "reasonable use exception" provisions for properties in drainage basins.

The Planning Commission held a public hearing on the proposed amendments on August 24, 2006. The hearing was continued to October 26 to allow the Commission sufficient time to digest public input received on August 24, as well as allow due consideration of the full range of amendments proposed.

At our hearing, the public and the Planning Commission focused most of our discussion on the following five topics:

1. Fast Food Restaurants in Rose Hill (RH 5B, KZC 53.54; RH 8, KZC 53.84). The proposal as originally presented by Staff would have allowed fast-food restaurants in both the RH 5B and RH 8 zones. Members of the public as well as Planning Commissioners familiar with the Neighborhood Planning process recently undertaken in Rose Hill provided much input on the proposal. While there was agreement that a "coffee shop" type use would be acceptable in the RH 5B zone, the use was not desirable in the RH 8 zone. Developing a definition of "coffee shop" proved problematic. Instead, the proposed amendments now show "fast food restaurants" as permitted in the RH 5B zone, subject to special regulations intended to limit their impact on the neighborhood. The Planning Commission did not support a similar amendment for the RH 8 zone, so that is no longer proposed.

2. Reasonable Use Exceptions (KZC 90.140). The Commission received public comment that the RUE criteria are too restrictive and will result in high development costs. The Commission was briefed by Staff on the background of

the provisions. We recommended some specific but limited wording changes to provided more clarity, but left the intent and most of the wording intact.

3. Equestrian Standards (Animals in Residential Zones) (KZC 115.20). Comments from the public and the Commission focused primarily on the type of improvements that could be located in a horse paddock area (or in an area reserved for same), as well as standards for vehicle access to those areas. After hearing from affected members of the community, we ultimately developed a list of improvements that are acceptable within a paddock area, as well as several that are not. We also agreed on vehicle access standards, including width, grade, and surface materials.

4. Home Occupations (KZC 115.65). There was much discussion, from both the Commission and the public, on several aspects of the proposed amendment. While the discussion was supportive of home occupations, we believed that several provisions needed to be clarified to aid the administration and enforcement of the code, as well as limit impacts upon neighbors.

   We discussed and revised provisions relating to the allowable number of employees, and the allowable number and hours of deliveries by couriers. There was much discussion about the proposed 500 sq. ft. limit on home occupations, but we eventually concluded that it is appropriate to review anything larger than that through a more formal process since larger home occupations can trigger physical changes to the structure and/or property required by the International Residential Code.

   A closely-related discussion focused on the review process for any home occupation request that does not meet the basic standards. Currently, the Zoning Code requires such proposals to be reviewed through Process IIA. The Commission agreed that Process I was sufficient, as long as public notice is provided consistent with that which would occur through Process IIA (basically, broader notice). Although the City's fee schedule is outside the parameters of the Zoning Code, the Commission discussed but rejected the concept of allowing a reduced Process I application fee specific to home occupations.

5. Motorcycle (small vehicle) Sales (various zones). This amendment proposed to codify Interpretation 05-3 Revised, which allows indoor sales of small vehicles in the NRH 1A, NRH 1B, and CBD 1-8 zones. The amendment that was presented to the Commission would have broadened (and codified) this Interpretation to other zones through the city that limit vehicle sales. The Commission felt that such an amendment should not be made without first being explored through the Neighborhood Plan process, allowing the idea to be reviewed on a neighborhood-

by-neighborhood basis. Therefore, this amendment is not included as part of our packet of recommended amendments.

In addition, the Commission raised questions or concerns about other topics. The following items were satisfactorily addressed through minor changes to the proposal, and are simply noted here and do not warrant indepth explanation:

- Definition of “bay window”;
- Height of residential structures adjoining schools;
- Time of day limitations on use of leaf blowers.

At the conclusion of the hearing, the Commission gave Planning staff direction on changes to the proposal that we determined were appropriate. The package of amendments being forwarded for City Council consideration reflects our direction. Therefore, we recommend that the City Council adopt the proposed amendments.

Process IV Zoning Code Amendments – Updated November 9, 2006
File No. ZON05-00001

KEY TO PROPOSED ZONING CODE AMENDMENTS

Code Section	Purpose of Amendment
Chapter 5	**Definitions**
5.10.045	Average Building Elevation - Move regulatory (non-definitional) language to Chapter 115 (Miscellaneous Standards).
5.10.065	Average Parcel Width - Clarify parcel width measurement for lots in PLA 15 and WD zones that do not abut the shoreline.
5.10.072	Bay Window - Allow more realistic glazing requirements for bay windows.
5.10.590	Office Use – Add more examples of permitted uses and activities.
Chapter 15	**RS Zones**
15.10.020	Amend church use listing so that required lot size is not tied to dwelling unit density.
15.10.030	Amend school or day-care center listing so that required lot size is not tied to dwelling unit density.
Chapter 17	**RSX Zones**
17.10.020	Amend church use listing so that required lot size is not tied to dwelling unit density.
17.10.030	Amend school or day-care center listing so that required lot size is not tied to dwelling unit density.
Chapter 20	**RM Zones**
20.10.010	Allow detached dwelling units in RM 3.6, 2.4, and 1.8 zones to have combined side yards of 10' for lots smaller than 5,000 sq. ft. (retain 15' combination for the RM 5.0 zone, and in other zones containing 5,000 sq. ft. or more).
20.10.020	Codify Comprehensive Plan policies pertinent to a portion of North Rose Hill neighborhood.
20.10.030	For church use, revise street access requirement for consistency with other zones.
Chapter 47	**BCX Zone**
47.10.060	Clarify language pertaining to vehicle sales.
Chapter 50	**CBD Zones**
50.12.020 -	Clarify language pertaining to vehicle sales.
50.27.050 et al	Remove requirement for intervening street-level retail space in CBD 3 where the property does not front a Pedestrian-Oriented Street. Codifies Interpretation No. 05-1.

50.52.070	Remove requirement for intervening street-level retail space in CBD 8 where the property does not front a Pedestrian-Oriented Street.
50.52.100	Add Fourth Avenue to the streets listed in Special Regulation 5, for consistency.
50.52.110	Add Fourth Avenue to the streets listed in Special Regulation 2, for consistency.
50.60	Update “fee-in-lieu” provisions for downtown parking requirements.
Chapter 53	**Rose Hill Zones**
53.54.040	Allow limited “fast food restaurants” in the RH 5B zone subject to limitations.
53.54.050	Clarify language pertaining to vehicle sales in the RH 5B zone.
53.74.020	Clarify language pertaining to vehicle sales in the RH 7 zone.
53.84.040	Clarify language pertaining to vehicle sales in the RH 8 zone.
53.84.040	Add special regulations addressing accessory seating for certain uses in the RH 8 zone.
Chapter 54	**North Rose Hill Zones**
54.06.060	Clarify language pertaining to vehicle sales in the NRH 1A zone.
54.12.030	Clarify language pertaining to vehicle sales in the NRH 1B zone.
54.24.010	Change landscape category for “detached, attached, or stacked dwelling units” from category D to category B, when the development contains more than one detached unit.
Chapter 55	**Totem Lake Zones**
55.09.030	Clarify language pertaining to vehicle sales in the TL 1A zone.
55.13	Correct street dedication/improvement references for the TL 1B zones.
55.15.020	Correct street dedication/improvement references for <u>development containing both office use and attached or stacked dwelling units</u> use listing.
55.21.010	Clarify language pertaining to vehicle sales in the TL 2 zone.
55.57.040	Clarify language pertaining to vehicle sales in the TL 8 zone.
55.69.040	Clarify language pertaining to vehicle sales in the TL 10A zone.
Chapter 60	**Planned Areas**
60.22.070	Amend <u>mini-school or mini-day-care center</u> listing so that required lot size is not tied to dwelling unit density in the PLA 3A zone.
60.185	Change General Regulations to clarify that land located waterward of the ordinary high waterline may not be used to calculate lot size or density in the PLA 17 zone.
Chapter 90	**Drainage Basins**

Table of Contents	Update to reflect new Section 90.170.
90.20	General Exceptions: Clarify that "normal and routine" applies to repair as well as to maintenance.
90.60	Wetland Buffer Modification: Clarify wetland buffer monitoring and maintenance program requirements.
90.100	Stream Buffer Modification: Clarify stream buffer monitoring and maintenance program requirements.
90.140	Reasonable Use Exception: Re-write entire section per City Council direction.
90.170	Planning/Public Works Official Decisions – Lapse of Approval: Establish Lapse of Approval timelines for Planning Official/Public Works Official decisions (use Process I provisions).
Chapter 105	**Parking and Access**
105.10	Vehicular Access Easement or Tract Standards: Clarify access road requirements.
105.47	Location of Parking Areas – Garages in Low Density Zones: Require parking pads between garages and the access way for detached dwelling units in low density zones.
Chapter 110	**Required Public Improvements**
110.70	Modifications, Deferments and Waivers, and Construction-in-Lieu: Add inflation index to the threshold for single-family waivers of public improvements.
Chapter 115	**Miscellaneous Standards**
Table of Contents	Revise to reflect reorganization of chapter contents, introduction of new sections, and removal of old sections.
115.07	Accessory Dwelling Units: - Move Accessory Dwelling Units from 115.65; establish as new free-standing section. - Clarify owner occupancy requirement. - Clarify that attic space less than 5' in height is not included in 800 sq. ft. limitation. - Clarify ADU appeal provisions.
115.08	Accessory Structures - Move Accessory Structures from 115.65; establish as new free-standing section. - Clarify that attic space less than 5' in height is not included in the allowable size of accessory structures.
115.20	Animals in Residential Zones: Revise Large Domestic Animals Special Regulation 6 to codify Interpretation No. 05-2. Changes address paddock size, shape, location, and other characteristics, as well as access requirements, in the RS 35, RSX 35, and PLA 16 zones.
115.23	Common Recreational Space Requirements for Certain Residential Uses: Move common recreational space requirements for multifamily uses from individual chapters to a centralized location. This would be a new section.
115.25	Development Activities and Heavy Equipment Operation – Limitations On:

- Clarify Development Activity standard regarding impact to residential uses.
- Provide exception for construction of publicly-funded improvements (e.g., "Nickel projects").

115.30 Distance Between Structure/Adjacency to Institutional Use
- Clarify horizontal façade application.
- Revise horizontal façade application to increase allowable breezeway height from 8 feet to 10 feet.
- Clarify measurement of allowable projections into 20' separation for horizontal façade and FAR application.
- Add exceptions to these regulations.

115.42 Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones:
- Clarify attic measurement method when calculating FAR.
- Clarify basement ceiling measurement when calculating FAR.

115.59 Height Regulations – Calculating Average Building Elevation (ABE):
- Move regulatory (non-definitional) provisions of Average Building Elevation from Chapter 5 – definitions; establish as free-standing section.
- Add provision for using "pre-development topography" to determine ABE (codifies Interpretation No. 04-2).

115.60 Height Regulations – Exceptions: Allow skylights to exceed allowable height by 6" when mounted to non-single-family structures (this allowance already applies to single-family structures).

115.65 Home Occupations:
- Re-write Home Occupation provisions per City Council direction.
- Move standards not related to Home Occupations (i.e., Accessory Dwelling Units and Accessory Structures) to their own sections.
- Remove reference to Domestic Animals.

115.90 Calculating Lot Coverage: Clarify when the exception for driveway area from lot coverage calculations applies.

115.95 Noise Regulations: Clarify that a noise-related public nuisance includes operation of leaf blowers or similar devices during certain hours (codifies Interpretation No. 91-7).

115.115.3 Required Yards – Structures and Improvements:
- Expand storage shed in required yard allowance to residential uses in zones other than low density zones.
- Clarify that storage sheds are not allowed in a required front yard.
- Allow covered entry porches to extend into front yards of all residential zones.
- Clarify allowable height of porches extending into front yards.
- Establish width allowances of multi-family porches extending into front yards.
- Clarify that a covered driveway or parking area is not considered an entry porch.
- Clarify allowable height of garages located within a rear yard.
- Clarify that a garage may not extend to 5 feet of an access easement that is regulated as a rear property line.
- Establish provisions for heat pumps and similar equipment located outside of the primary structure.

115.115.5 Required Yards – Driveways and Parking Areas:
- Establish separation requirements for driveways in front yards from other hard surfaces.

- Allow a modification of driveway setback if a solid screening fence is provided along the driveway edge. **Note: This provision would not be effective in Houghton.**
- Allow a modification of driveway setback if a modification of the driveway buffer was approved pursuant to KZC 105.103.3.g.
- Clarify that parking area and driveway requirements of a specific zone override the provisions of Chapter 115.

115.120 Rooftop Appurtenances: Allow mechanical equipment associated with a use not reviewed through Process I, II, or III to be placed in a required side or rear yard with Planning Official decision.

115.142 Transit Shelters and Centers, Public: Remove 15 foot height limitation, except in low density zones.

115.145 Trees – Certain Species Prohibited: Remove Section; no longer necessary due to new Chapter 95 tree regulations.

Chapter 120 Variances

120.12 Expansion or Modification of an Existing Structure: Establish lapse of approval for Planning Official approval to expand or modify an existing structure.

Chapter 130 Rezones

130.70 Quasijudicial Project Rezones – Minor Modifications: Add flexibility for revisions to structure heights approved as part of a quasijudicial project rezone.

Chapter 135 Zoning Code Amendments

135.30 Moratoria and Interim Land Use Regulations (formerly Emergency Zoning Code Amendment):
- Revise section for consistency with State law.
- Revise Houghton Community Council provisions for consistency with State law and Kirkland Municipal Code.
- Extend disapproval period of Houghton Community Council from 7 days to 60 days, for consistency with State law.

Chapter 140 Amendments to the Comprehensive Plan

140.35 Emergency Plan Amendment: Revise Houghton Community Council provisions for consistency with State law and Kirkland Municipal Code.

Chapter 145 Process I

145.45 Planning Director's Decision: Change the time period to post Planning Director decision from calendar days to business days, consistent with other review processes.

Chapter 150 Process IIA

150.90 Participation in the Appeal: Allow an applicant to submit a written response to an appeal filed by other parties.

Chapter 152 Process IIB

152.30 Notice of Hearing: Allow the Planning Official to mail a summary of a notice of hearing, consistent with other review processes.

152.100 Action and Jurisdiction of the Houghton Community Council: Revise provisions for consistency with State law and Kirkland Municipal Code.

Chapter 155 Process III

155.100 Action and Jurisdiction of the Houghton Community Council: Revise provisions for consistency with State law and Kirkland Municipal Code.

Chapter 160 Process IV

160.40 Notice:
- Clarify that the distribution of notice is measured in calendar (not business) days.
- Clarify the requirement for public notice signs when it is a city-initiated proposal to reclassify land on the Zoning Map.

160.50 Community Council Proceeding: Clarify that a recommendation from the Houghton Community Council on a Process IV proposal is not mandatory.

160.95 Jurisdiction of the Houghton Community Council: Revise provisions for consistency with State law and Kirkland Municipal Code.

Chapter 161 Process IVA

161.95 Jurisdiction of the Houghton Community Council: Revise provisions for consistency with State law and Kirkland Municipal Code.

Chapter 170 Enforcement

170.65 Interpretations of this Code – Appeal: Clarify who can appeal a code interpretation.

Chapter 180 Plates

Plate 10 Intrusions into Required Setback Yards: Amend Plate 10 to reflect changes to allowable setback intrusions.

Centralize "Common Recreational Space Requirements" for Certain Residential Uses

Various Move "common recreational space requirements" for certain residential uses from individual chapters to a new Section 115.23. This would affect the following zones: RM, PR, NRH 5, NRH 6, PLA 5A, 5B, 5C, 5D, 5E, PLA 6A, 6B, 6D, 6F, 6G, 6H, 6I, 6J, 6K, PLA 7A, 7B, 7C, PLA 17A.

Allow Zero-Lot-Line Multifamily Development

Various Allow zero-lot-line configurations for multifamily development. This would affect the following zones: RM, PR, PLA 2, PLA 3A, PLA 3B, PLA 5A, 5B, 5C, 5D, 5E, PLA 6A, 6B, 6DF, 6F, 6G, 6H, 6I, 6J, 6K, PLA 7A, 7B, 7C, PLA 17A.

Multifamily Zone Heights Adjoining Low Density Zones Containing a School

Various Allow increased height for residential structures in multifamily zones, when located adjacent to a low density zone occupied by a school that has been granted height of at least 30 feet. This would affect the following zones: RM, PR, PLA 6A, 6B, 6D, 6F, 6G, 6H, 6J, 7A, 7B, 7C.

Parks Review Process

Various	Reduce Zoning Code redundancy by consolidating park review process requirements into a single (or as few as possible) Use Zone Charts. This would affect the following zones: RS, RSX, PO, WD I, WD II, WD III, FC III BN, BC, BCX, CBD 1-8, JBD 1-6, NRH 1A, 1B, and 2-6, TL 1A, 1B, 2, and 3, PLA 1, 2, 3A, 3B, 5A-5E, 6A-6K, 7A-7C, 9, 14, 15A, 15B, 16.

CITY OF KIRKLAND

123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 (425) 828-1257

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT MEMORANDUM

To: Interpretation No. 05-3 REVISED

From: Eric Shields, AICP
Planning Director

Date: October 28, 2005

Subject: VEHICLE SALES IN THE NORTH ROSE HILL 1A AND 1B BUSINESS DISTRICT ZONES

ISSUE

Is the sale of all vehicles under all circumstances prohibited in the NRH 1A and 1B and the CBD 1-8 zones?

INTERPRETATION

Sale of automobiles and large boats is prohibited in the NRH 1A and 1B and the CBD 1-8 zones.

Retail sale of small vehicles, such as bicycles, motorcycles, kayaks and row boats, is not prohibited in the NRH 1A and 1B and the CBD 1-8 zones; provided, that all vehicles are kept indoors. Incidental outdoor display is allowed subject to the standards of KZC 115.105(2)(d)(2)(b)[1].

APPLICABLE CODE SECTIONS

Special Regulations in KZC 54.06.060 and 54.12.030 pertaining to the NRH 1A and 1B zones state:

The following uses and activities are prohibited:

a. Vehicle or boat sales or rental facilities...

Special Regulations in KZC 50.12.020, 50.17.010, 50.27.040, 50.32.040, 50.37.050 and 50.52.050 pertaining to the CBD 1-5 and CBD 6 zones state:

The following uses and activities are prohibited: ...

b. Vehicle and/or boat sale, repair, service or rental....

1. Code reviser's note: Ordinance 4010 updates the provisions of KZC 115.105 to 95.40(6)(k)(2).

ENCLOSURE 3

FILE NO. ZON05-00001

Special Regulations in KZC 50.42.030 and 50.47.060 pertaining to the CBD 6 and 7 zones state:

Vehicle and/or boat sale, repair, service or rental are not permitted in this zone.

ANALYSIS

The Issue

Is the intent of the above regulations to prohibit sale of all vehicles under any circumstances? Are nonmotorized vehicles, such as bicycles and skateboards intended to be included in the prohibition? How about sale of smaller motorized vehicles, such as motor scooters? Are vehicle sales allowed if all inventories are kept indoors?

Criteria for Code Interpretations

KZC 170.60 states that the Planning Director may issue an interpretation of any of the provisions of the Zoning Code and that the interpretation must be based on:

a. **The defined or common meaning of the words of the provision; and**

The Zoning Code does not have a definition of vehicle. Webster's New World Dictionary defines vehicle as "any device or contrivance for carrying or conveying persons or objects..." Using this definition would include motorized as well as nonmotorized vehicles, such as bicycles and skateboards, and would not distinguish between indoor and outdoor sales.

b. **The general purpose of the provision as expressed in the provision; and**

The applicable code sections do not state the purpose for prohibiting vehicle sales.

c. **The logical or likely meaning of the provision viewed in relation to the Comprehensive Plan.**

The NRH zones and regulations were adopted in 2003 along with a new North Rose Hill Neighborhood Plan, which was adopted as a chapter in the Comprehensive Plan. Policy NRH 19.1 in the NRH Neighborhood Plan provides direction for both the NRH 1A and 1B zones. Portions of that policy which are particularly relevant to the issue at hand are as follows:

For NRH 1A: "*The types of commercial uses allowed in this area should be compatible with the community and the region. Car and boat dealerships and big box retail uses are prohibited.*" (emphasis added)

For NRH 1B: "*The types of commercial uses allowed in this area should be limited to both office uses and those retail uses that serve the people living and working in*

> *Kirkland. Traditional neighborhood business uses are retail sales of goods and services with limited gross floor area. Car and boat dealerships, hotels/ motels, entertainment and big box retail uses are prohibited.*" (emphasis added)

The Downtown Plan within the Moss Bay Neighborhood Plan does not specifically address vehicle sales. Land uses are discussed generally on page XV.D-4:

> *The Downtown area is appropriate for a wide variety of permitted uses. The area's economic vitality and identity as a commercial center will depend upon its ability to establish and retain a critical mass of retail uses and services...*

The plan goes on to discuss five land use districts. The districts are distinguished by a number of factors including the "*appropriateness of pedestrian and/or automobile oriented uses.*"

North Rose Hill Background

To help determine the intent of the regulations, I sought the opinion of several people who were on the Citizen's Advisory Committee that was involved with the North Rose Hill Neighborhood Plan amendment process. Everyone I spoke with indicated that they hadn't previously considered the distinction between indoor and outdoor or motorized and nonmotorized vehicle sales. The main consideration during the plan amendment process, they said, was to preclude automobile sales lots. The major goal was to protect nearby residential areas from the impacts of undesirable commercial encroachment. One person said that the regulation should be interpreted literally to prohibit all vehicle sales. Another thought that prior to making a decision on any questionable business, the advice of the North Rose Hill Neighborhood Association should be sought.

On June 21, 2005, I asked the City Council to provide direction on the intended meaning of the North Rose Hill regulation. After considerable discussion, the Council reached the following conclusions:

* The overall purpose of the regulations is to prevent outdoor vehicle sales.

* Because the North Rose Hill Neighborhood Plan specifically references the prohibition of automobile and boat sales, sales of those vehicles should be generally prohibited.

* The sale of other vehicles if conducted indoors is allowed. Incidental outdoor display associated with allowed vehicle sales is acceptable but should be strictly limited.

Application to Central Business District Zones

The above conclusions are also applicable in the CBD zones. The primary concern in most of the CBD land use districts is to maintain a pedestrian-oriented urban pattern and design. Outdoor vehicle sales are inherently inconsistent with this intent. Indoor sales of smaller vehicles, however, can be compatible with a pedestrian environment. Application of the City's adopted design guidelines will assure that a strong pedestrian orientation is maintained.

Incidental Outdoor Display

KZC 115.105 regulates outdoor use activity and storage. KZC 115.105(2)(d)(2)(e)[1] substantially reduces the screening requirements for outdoor vehicle display areas. Since this interpretation limits outdoor vehicle sales in the NRH 1A, NRH 1B and CBD zones, subsection (2)(e) would not be applicable. More relevant is KZC 115.105(2)(d)(2)(b)[1] which addresses other retail uses. Subsection (2)(b) allows outdoor use, activity and storage areas to be unscreened if they:

> *"...are located adjacent to a fence or structure which is a minimum of six feet above finished grade and do not extend outward from the fence or structure more than five feet; provided that the total horizontal dimensions of these areas shall not exceed 50 percent of the length of the facade of the structure or fence..."*

1. Code reviser's note: Ordinance 4010 updates the provisions of KZC 115.105(2); applicable provisions are now located in KZC 95.40(6)(k)(2).

KIRKLAND PLANNING COMMISSION
July 13, 2006

1. **CALL TO ORDER/ROLL CALL** - 7:00 p.m.

Members Present: Matthew Gregory, Carolyn Hayek, Byron Katsuyama, Janet Pruitt (Chair), Kiri Rennaker, and Karen Tennyson.

Members Absent: Andy Held.

Staff Present: Eric Shields, Paul Stewart, Nancy Cox, and Michael Bergstrom (Consultant).

2. **ANNOUNCEMENT OF AGENDA** - 7:00 p.m.

3. **REQUESTS FROM THE AUDIENCE** - None

4. **PUBLIC HEARINGS** - 7:03 p.m.

A. Single Family Floor Area Ratio Regulations (File NO. ZON05-00019)
Chair advised that Commission's purpose tonight is to complete and close the public hearing and forward a recommendation to City Council regarding FAR.

Mr. Bergstrom proceeded with the Staff report and referred to his and Mr. Shields' July 7, 2006 memo to Commission regarding this subject. He said that public comments are included with the memo and additional public comments have been provided to members of the Commission tonight. He reported that the Houghton Community Council expressed to him that they have no interest in FAR; he noted that FAR currently does not apply in Houghton Neighborhood.

Commissioner Held joined the meeting.

Commission posed questions to Mr. Bergstrom regarding the Houghton Community Council?s input, which he addressed. Ms. Pruitt and Mr. Katsuyama attended the Council?s recent meeting and related their impressions of Houghton Community Council?s comments on FAR. Mr. Bergstrom explained Houghton?s authority over land use regulations that affect that Neighborhood.

Mr. Bergstrom spoke regarding Commission?s direction to Staff to show a comparison of the Cities of Bellevue and Redmond to Kirkland regarding FAR. He commented that each city has vastly different approaches to building elements that weakens comparison among the cities. He cited some differences and provided a comparison chart to Commissioners.

Mr. Bergstrom spoke to the issue of visual aids regarding FAR. He said that he snapped a random sampling of photographs of houses that were built near or at the maximum FAR. They were included as Attachment 4 in each Commissioner?s packet. There was discussion about photos submitted by the public. Mr. Gregory clarified that Staff does not agree with the calculations submitted to them by a citizen. Also submitted were visual aids rendered by Makers Architecture that showed FAR housing images, comparing current standards to changes under consideration.

ENCLOSURE 4

FILE NO. ZON05-00001

Mr. Bergstrom briefly discussed Staff recommendations. City Council will study this issue August 1.

Chair mentioned that public comment on FAR to date opined that the Commission is reacting to a small vocal minority She reviewed the history of Planning Commission study sessions on this matter and the many comments made in well attended public and neighborhood meetings. Ms. Tennyson commented that she reviewed her early Market and Norkirk work group notes and stated that "large houses on small lots" was a topic of discussion at each of the meetings that were also well attended. Chair related the comments that overlapped in the Market and Norkirk Neighborhoods.

Chair related her tally of verbal testimony and written comments on proposed exclusions and changes to the FAR regulations. Ms. Rennaker spoke regarding her tally of comments. Mr. Gregory said he looked at the number of realtors who live in Kirkland who spoke on the subject.

Chair led discussion on the changes in the 5.0 zone. Ms. Hayek raised a question regarding application of the 60% to the first 5,000 sq ft in larger lots in the 5.0 zone, and a lower FAR to the remainder of the lot. Mr. Shields said this would add complexity to the calculations but it is a solution that is preferable to assigning different FAR for different lot sizes in the same zone. Mr. Bergstrom said that some cities have that model for FAR.

Chair listed the four items under discussion tonight:

1. RS and RSX 5.0 zones
2. Detached Accessory Structures
3. Vaulted Spaces
4. Setback Encroachments

Mr. Shields advised that if Commission were to consider additional options that came up during study sessions, those options would have to be opened for public comment.

There was extensive Commission discussion regarding the above four items. They reviewed photographs of houses and computerized drawings from Makers Architecture. Commissioners related their personal research into these matters and stated their rationale as to action the Commission should take. Mr. Shields clarified some matters for the Commission.

There was extensive discussion about Detached Accessory Structures.

Vaulted Space was discussed.

Commissioners discussed Allowable Setback Encroachments.

Discussion was concluded and Chair closed the public hearing on FAR.

Motion to recommend to City Council, amendments to Single Family Floor Area Ratio Regulations (File NO. ZON05-00019):

A. FAR in RS/RSX 5.0 Zones: Option 2, Reduce from 60% to 50%, with incentives to reach 60% where those incentives are both of the following:

i. The primary roof form of all structures on the site is peaked, with a minimum pitch of 4? vertical:12? horizontal; and

ii. A setback of at least 7.5? is provided along each side yard.

Motion carried 4-3.
Moved by Andy Held, seconded by Karen Tennyson

Pertaining to the above Motion, additionally Chair Pruitt moved, seconded by Commissioner Held, further to recommend to City Council that the 60% applies only to the first 5,000 sq ft of the lot and the rest of the lot size is to be figured at 50% FAR. Motion carried unanimously.

Staff clarified the intent of the two motions: If the builder does not meet both criteria of the first motion, the FAR is 50% across the board; if those criteria are met, 60% FAR applies to the first 5,000 sq ft.

B. Detached Accessory Structures: Option 1, Remove Exemption. Moved by Commissioner Held, seconded by Commissioner Gregory. Carried 4-3.

C. Vaulted Space: Option 2: No change to existing treatment of vaulted space. Moved by Commissioner Held, seconded by Commissioner Gregory. Carried 5-2.

D. Allowable Setback Encroachments: Option 4, retain the existing language of the Zoning Code, with the additional clause that in no case shall any extensions into the setback be closer than 4? from property line. Moved by Commissioner Held, seconded by Commissioner Hayek. Carried 4-3.

Commission members expressed an interest in spending some time understanding the causes of some citizens? distress over new construction and, if appropriate, look at a broad spectrum of areas such as a more in-depth review of bulk and siting of homes in Kirkland, to include such items as:

- measuring volume rather than Floor Area
- looking at setbacks that may be different for various stories
- increased structure height
- basement heights
- pitched roofs
- house siting
- landscaping

Regarding future direction from City Council, Commissioner Rennaker would like a clear definition of what the perceived problem is, with pictures. She feels emphatically that graphics are needed to study these issues. Commissioner Tennyson referenced the book "Big, Boring, Ugly Houses" as a useful tool.

Commissioner Katsuyama noted that the issue of citizen concern over infill of larger homes is not something Kirkland invented. It is a national phenomena that he has tracked through the internet.

There was discussion about the Houghton Neighborhood?s special status as being exempted from FAR and its possible use as a control group to study the effects of FAR regulations.

On Mr. Bergstom suggestion, Chair will write a general letter to the City Council advising

that Commission has an interest in looking beyond what the Planning Commission has been charged with now, and will list a few examples from the above items.

Commission believes this requested additional work would be a major undertaking. If City Council would direct them to proceed, they will build this activity into their work program next year or as soon as practicable thereafter.

Chair declared a break.

Chair reconvened the meeting meeting at 9:51 p.m.

There was brief discussion regarding a suggested lag time of four to six months for changes in the the FAR regulations as recommended above.

5. **STUDY SESSIONS** - 9:52 p.m.

A. Miscellaneous Zoning Code Amendments (File NO. ZON05-00001)
PURPOSE: Conduct a study session on proposed amendments to the Zoning Code.
ACTION: Conduct study session and provide direction for consideration at a future public hearing.

Chair requested Staff introduction to this subject. Mr. Bergstrom provided the introduction, explaining attachments to his and Eric Shields? July 7, 2006 memo. He requested direction from the Commission.

Chair invited public comment

Linda Jones, 8725 126th Avenue NE, requested that the term "coffee shop" replace the term "fast food" in the RH-5B and RH-8 zones.

Chair declared public comment closed.

Mr. Bergstrom discussed the policy issues delineated in his and Mr. Shields? July 7, 2006 memo on the subject.

Commissioners discussed the policy issue amendments:

A. Common recreational open space requirements for multi-family development. No change was recommended by the Commission; however, this requirement will be removed to a more central place in the Code rather than having it repeated in the Use Zone charts individually.

B. Setbacks in RM Zones. Commission agrees to this change which would allow zero-lot-line multi-family development without the need for Planned Unit Development approval.

C. Allowable Height for Multifamily Structures. This amendment would allow increased height (above 25?) for multi-family structures that adjoin a low density zone occupied by a school that has been granted increased height. Commission will continue to discuss this issue.

D. Special Parking Provisions in the CBD 1, 2, and 8 Zones. This would increase the $6,000 per stall fee-in-lieu of parking amount to $20,000. This proposal is a result of working with the various downtown interests. This codifies what is already an interim

ordinance.

E. Fast Food Use in RH 5B and RH 8 Zones. Commissioner Tennyson said the 85th Street Action Team voted this down and recommended allowing a Starbuck?s in this area. Various types of facilities were discussed as being acceptable. Commissioners feel that rather than approving "fast food", a "coffee house" that serves food not prepared on site is acceptable, but no drive-throughs.

F. Drainage Basin Reasonable Use Provisions. City Council and City Attorney are reviewing and revising this issue.

G. Calculating Average Building Elevation. This would codify the Zoning Code interpretation on properties that have been built on. There was discussion regarding this issue.

H. Home Occupations. This section includes ADUs; this provision would restructure this section to include only Home Occupations. There was discussion and Staff addressed Commissioners? questions on this issue. Commission directed clarification on various elements.

I. Front Porch Encroachments. Commission discussed this item. As Commissioner Held had to leave the meeting, he will forward his written comments to Staff.

J. Minor Modification of a Project Rezone - Changes to Building Height. Staff gave a brief review of this item. Recommended is some flexibility with restrictions. There was discussion and Commissioners? questions were addressed.

K. Development Standards in North Rose Hill Neighborhood. This implements language in the Comprehensive Plan.

6. **UNFINISHED BUSINESS** - 10:52 p.m. - None

7. **NEW BUSINESS** - 10:52 p.m. - None

8. **READING AND/OR APPROVAL OF MINUTES:** - 10: 52 p.m.

A. June 8, 2006

Commissioner Tennyson remembered that she had commented on the 85th Street Action Team in a recent meeting. Staff will review the record and make indicated additions. On motion of Commissioner Hayek, seconded by Commissioner Tennyson, minutes were approved as amended.

9. **TASK FORCE REPORTS** - 10:54 p.m. - None

10. **ADMINISTRATIVE REPORTS** - 10:54 p.m.

A. Public Meeting Calendar Update - Commissioners reported on meetings they will not be able to attend in the near future. It was determined that absences would not affect reaching a quorum for the meetings in question.

11. **COMMENTS FROM THE AUDIENCE** - 10:55 p.m.

John Kappler, 5025 112th Ave, spoke regarding recreation open space. He supports not grouping areas for specific open space in a multi-family zone.

Due to August 1st being a City Council study session on FAR, Mr. Stewart asked who will

be representing the Commission. Chair said she will represent the Commission.

12. **ADJOURNMENT** - 10:57 p.m.

Chair
Kirkland Planning Commission

KIRKLAND HOUGHTON COMMUNITY COUNCIL
July 24, 2006

1. **CALL TO ORDER**

Members Present: Bill Goggins (Vice-Chair), Hugh Givens, David Hess, Betsy Pringle, Elsie Webber, and Rick Whitney (Chair).

Members Absent: Kathleen McMonigal.

Staff Present: Nancy Cox, and Michael Bergstrom (Consultant).

2. **Reading and/or Approval of Minutes:** - dispensed with reading of the minutes.

A. June 27, 2006 - Elsie Weber was listed as present but she was absent from that meeting. Correct the role call. Minutes approved with corrections.

B. July 10, 2006 - Note that Paul Myer was interviewed by telephone. Commission questioned definition of public employment applicants. Minutes approved with corrections.

3. **Announcement of Agenda**

4. **Council Member Reports and Comments**

Mr. Hess noted that he's stepping down from his position on the Houghton Community Council effective tonight. Is willing to continue serving until the conclusion of the Marina project.

Chair welcomed Kathleen McMonigal as the new Houghton Community Councilmember.

5. **Work Program Review**

Nancy Cox commented that the Hearing Examiner has issued a pre-hearing order describing how the hearing will take place at next week's joint Hearing Examiner and Houghton Community Council meeting.

6. **Requests from the Audience** - None.

7. **Special Presentation**

A. Granicus Digital Recording System

This topic was not presented and will be considered at the September meeting.

ENCLOSURE 5

FILE NO. 2006-03-00001

8. **Hearing Miscellaneous Zoning Code Amendments** - file number ZON05-00001

Conducted a public hearing on the proposed amendments and forwarded a recommendation to the Planning Commission.

Mike Bergstrom gave a presentation on the proposed amendments.

Staff identified the primary policy issues reflected in the proposed amendments. These addressed multi-family open space requirements, zero-lot line development in multi-family zones, multi-family heights adjacent to schools, drainage basin reasonable use provisions, use of historic grades to establish allowable Building Elevation, home occupations, front porch encroachments for multifamily structures, and minor modifications for project rezones.

Chair opened the hearing for public comment.

Community Council discussed the various proposed amendments.

Community Council asked about the changes to the language for bay windows.

There was question by the Community Council regarding detached dwelling units in multi-family zones and the proposed changes to side yard setback requirements. They expressed concern and are not in favor of reducing setbacks where assembly of several small lots into a single building site might occur. Increased height for multi-family development that adjoins a school was also an issue. Mr. Bergstrom noted that most multi-family has a heighth of 30 feet except when it's next to a low density zone like single-family or schools.

Community Council had questions and asked for clarification on the definition of the attached and stacked dwelling units with respect to the proposed amendment to allow zero-lot line development in multi-family zones.

There was discussion on reasonable use. Mr. Bergstrom noted that the City Attorney may be proposing changes to the wording for the reasonable use provision due to the complexity of the situation. Community Council is concerned about the issue and wants to make sure it is thoroughly reviewed.

Under Miscellaneous Standards section 115.60.2, Community Council asked for clarification on the extent to which certain building elements on detached, attached or stacked dwelling units may exceed requirements. Mr. Bergstrom noted a change to the wording. It was intended that only skylights could exceed the roof on a multi-family building. The wording under Other Structures will note that skylights may exceed the height limit by a maximum of six inches.

The Community Council discussed Historic Grades and Home Occupations and suggested adding more substance to each. Staff noted that the amendment would allow easier enforcement for home occupations.

The Community Council asked for clarification regarding calculating lot coverage and impervious surfaces. Staff explained how this is calculated and how it differs from other dimensional regulations governing required yards, driveways and set back requirements.

The Community Council expressed concern over the proposed amendment to remove the height limitation for transit shelters and centers. They suggested that shelters in residential areas should remain at 15 feet maximum height.

The Community Council expressed opposition to allowing an increase in the size of accessory structures placed in required yards from 120 square feet to 200 square feet. There was also opposition to allowing a modification to driveway location based solely on the provision of a fence along the property line.

Chair closed the public hearing and proceeded to the next order of business.

9. **New Business** - None.

10. **Administrative Reports and Community Council Discussion**

Council discussed when to advertise for Councilmember Hess' vacating position. Chair Whitney said he would contact City Clerk, Kathi Anderson.

11. **Adjournment** - 8:17p.m.

Chair Houghton Community Council	Planning Staff Department of Planning and Community Development

KIRKLAND PLANNING COMMISSION
August 24, 2006

1. **CALL TO ORDER/ROLL CALL - 7:00 p.m.**

Members Present: Matthew Gregory, Andy Held, Kiri Rennaker, Janet Pruitt, Chair, Karen Tennyson, Vice Chair, and Carolyn Hayek.

Members Absent: Byron Katsuyama.

Staff Present: Teresa Swan, Mike Bergstrom, and Jeremy McMahan.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE (Limited to 3 Minutes)**

1. Jim McElwie, 12907 NE 78th PL. Would like the Commission to note when an item was last discussed.

4. **PUBLIC HEARINGS**

A. Daniel?s Private Amendment Request to Amend the Comprehensive Plan and Zoning Map- File No. ZON06-00018. Conducted a public hearing on the request, discussed the request and forward a recommendation to the City Council.

Teresa Swan introduced the area under study. The applicant is requesting for a zoning change that would increase the density of her property from one unit per acre (RS 35) to either three units per acre (RS 12.5) or five unites per acre (RS 8.5).

Ms. Swan Showed maps and described the surrounding areas and their respective zoning. She showed the wetland buffers as per the survey that was recently completed.

Ms. Swan discussed the findings and comments of the planning staff regarding this property.

Ms. Swan compared the lot size between this property with the surrounding properties.

Ms. Swan clarified the current Comprehensive Plan pertaining to the study area.

Ms. Swan commented that the staff recommendation is to change the zoning, but defers to the Planning Commission to decide on either thre units per acre or five unites per acre as appropriate.

Ms. Swan responded to questions of the Commission regarding lot density, calculations, stream buffer, wetland buffer, easements and access to the Daniels property.

The Applicant declined an opportunity to talk.

The Chair asked for public comment. There were r ENCLOSURE 6

The Chair summarized what was discussed at the la FILE NO. ZON05-00001

Daniel?s property.

Commisssion discussed topography of the area and the surrounding developments.

Commission and staff discussed lot size and density.

Ms. Swan responded to Commission?s request for more calculations on lot size and wetland buffer.

Commission continued its discussion on lot size.

The Public Hearing was closed by the Chair.

Motion to recommend RS 8.5 zoning for the Daniel?s Property Study Area and the appropriate amendments to the comprehensive plan.
Moved by Carolyn Hayek, seconded by Kiri Rennaker

Vote: Motion carried 4-2
Yes: Matthew Gregory, Kiri Rennaker, Janet Pruitt, Chair, and Carolyn Hayek.
No: Andy Held, and Karen Tennyson, Vice Chair.

B. Miscellaneous Zoning Code Amendments - File No. ZON05-00001. Conducted a public hearing on the proposed Zoning Code amendments, discussed the amendments and forwarded a recommendation to the City Council.

Mike Bergstrom, Planning Consultant, noted public comments received in writing; one letter and two e-mails that were received regarding the miscellaneous code amendments.

Mr. Bergstrom gave an overview of the zoning code amendments being discussed at tonights hearing.

The Chair invited public comment.

1. Linda Jones, 8725 126th Ave NE, Kirkland. Commented on several topics regarding RH 5B, RH 7 and RH 8.

2. Margaret Carnegie, 11259 126th Ave NE, Kirkland. Spoke in agreement of previous speaker. Feels that the intent of the Rose Hill zoning is to keep neighborhood friendly businesses, but that isn't being honored.

3. Linda De Boldt, 11804 NE 73rd ST, Kirkland. Also submitted a letter from relative George De Boldt. Made suggestions for the Zoning Code on Home Occupations.

4. Maxine Keesling, 15241 NE 153rd St, Woodinville. Commented on reasonable use amendments, and development costs.

5. Jim McElwee, 12907 NE 78th Place, Kirkland. Commented on Rose Hill Business District.

6. Bill Anderson, 12920 NE 64th. Spoke regarding the two issues on horse paddock areas.

7. Lorraine Trosper, 6150 130th NE. Spoke against reducing the width of access roads to ten feet wide for equestrian properties.

8. Alice Prince, 6021 136th Ave NE. Would like the issues regarding equestrian properties be less restrictive in order to facilitate her neighborhood annexing to City of Kirkland.

The Chair asked for futher comments. There were none.

The Chair called for a short break so the Commission could review the letters that were submitted for public comment.

The Chair reconvened the meeting.

Mr. Bergstrom summarized the Rose Hill Business District amendments regarding fast food/coffee shops.

Commission discussion on Rose Hill Business District regarding fast food/coffee shops.

Commission asked for clarification from Linda Jones who spoke during public comment against fast food. She also reminded the commission of the vision for the Rose Hill Business District.

Mr. Bergstrom addressed public comment on vehicle sales, and gave a brief history of the issue.

Commission discussion on vehicle sales and automotive related businesses in the Rose Hill Business District and the Central Business District.

Commission agreed to not approve the amendments to vehicle sales.

Mr. Bergstrom discussed other public comment received regarding establishing landscape buffers between residential, multifamily and commercial uses.

Commission discussion on landscape buffers.

Commission agreed to approve the amendments to landscape buffers

Mr. Bergstrom summarized other public comment received regarding Home Occupations, and gave a brief history of the issue.

Commission discussion on Home Occupations.

Commission discussion on the terms *dwelling unit* and *accessory dwelling unit*.

Commission has directed planning staff that the language be changed to include the property and not just the dwelling unit.

Commission discusson on enforcement of codes regarding Home Occupations

Commission discussion on the number of employees allowed to visit the property per day.

Commission discussion on outside storage, alteration to the dwelling, use of heavy equipment.

Commission discussion on pickup & deliveries by commercial vehicles.

Commission discussion on amount of space allowed for a Home Occupation in a residence, accessory units, and accessibility.

Commission made suggestion to keep amendments as written, and to add provisions for applicants asking for exceptions.

Commission discussion on indoor inventory storage and hazardous materials.

Commission agrees to move hazardous materials language to paragraph where other limits on Home Occupations are listed.

Commission discussion on vehicle parking for Home Occupations.

Commission discussion on number of clients/customers allowed per day to a Home Occupation.

Mr. Bergstrom asked for clarification on the Commission's direction on number of clients/customers allowed per day.

Commission discussion on commercial vehicles.

Commission discussion on signage.

Commission discussion on Inspection, Licensing, and Enforcement.

Commission discussion on Animals in Residential Zones specifically residential lots in RS35 and RSX 35 zones, Bridle Trails neighborhood.

Commission discussion on structures or improvements in paddock areas.

Commission in agreement that structures are allowed as long as they are not imbedded in concrete and rockeries are allowed no more than two feet in height.

Commission discussion on direct access to the paddock area. Commission in agreement to keep minimum access road to the existing fifteen feet. Also, discussion about paving vs. gravel on the access road.

Commission discussion on centralizing open space requirements for multi family residences.

Commission discussion on hours of operation and delivery hours.

The Chair invited public comment regarding Home Occupations.

Linda DeBoldt. Comment regarding removing the word occassional in the amount of deliveries to a home based business. She feels that there needs to be a specific restriction on the number of deliveries.

Commission discussion on Home Occupation deliveries.

Commission agrees to limit the number of deliveries to four per day to a Home Occupation.

Linda DeBoldt asked about document shredding vehicles. Commission clarified that this is not allowed and is considered a code violation.

Commission suggested changes to Structure height; Attachment two, page three.

Commission discussion on allowing additional height for a building adjoining a school.

Commission discussion on definition of Bay Window and how to measure glazing.

Commission discussion on amendments to definition of Office Use.

The Chair continued the public hearing until October 12, 2006.

5. **STUDY SESSIONS**

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

8. **READING AND/OR APPROVAL OF MINUTES:**

A. July 13, 2006

Motion to Approve To approve minutes with changes noted of the July 13, 2006 meeting minutes.
Moved by Byron Katsuyama, no second required

9. **TASK FORCE REPORTS**

10. **ADMINISTRATIVE REPORTS**

A. City Council Actions

B. Hearing Examiner Actions

C. Public Meeting Calendar Update

Commission discussion on upcoming meetings APA and Housing.

11. **COMMENTS FROM THE AUDIENCE**

1. Loren Sturgen, 1021 5th ST W. Asked about the Shoreline Management Act. Commission and Jeremy McMahan responded about the upcoming public forums.

12. **ADJOURNMENT - 10:58 PM**

Motion to Adjourn
Moved by Karen Tennyson, Vice Chair, seconded by Byron Katsuyama

Chair
Kirkland Planning Commission

KIRKLAND PLANNING COMMISSION
October 26, 2006

DRAFT

1. **CALL TO ORDER/ROLL CALL**

Members Present:	Matthew Gregory, Andy Held, Byron Katsuyama, and Karen Tennyson, Vice Chair.
Members Absent:	Kiri Rennaker, Carolyn Hayek, and Janet Pruitt, Chair.
Staff Present:	Teresa Swan, Michael Bergstrom - Consultant Planner, Paul Stewart, and Eric Shields.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE**

4. **PUBLIC HEARINGS**

A. **2006 City initiated Comprehensive Plan Amendments, File No. ZON06-00009**
Conducted a public hearing and considered amendments. Made recommendations to the City Council.

Teresa Swan gave a history of city initiated Comprehensive Plan Amendments and gave a summary of the changes to the plan.

Ms. Swan noted the changes as the annual update to the Capital Facilities Element to reflect the changes to the City's Capital Improvement Program, updates to city maps to reflect revised city boundaries and new parks, Senate Bill 5186 to promote physical activity and wellness, changes to the Human Services chapter, and deletion of the Northshore Plan because the information is out of date. New neioghborhood plans will be prepared if the city annexes the Northshore area. Traffic level of service is not being considered at this time.

No written comments were received. There were no public comments at the October 23rd Houghton Community Council meeting and they recommended approval of the amendments. City Council will take final action on December 12th and then this item will return for Houghton Community Council for final approval on December 18th. Staff requests recommendation to City Council.

Chair requested comments from the audience. There were no public comments.

Commission and staff discussed the maps included in the packet.

Motion to to recommend approval of the 2006 city initiated Comprehensive Plan Amendments, File No. ZON06-00009 with amendments to reflect an accurate public school based map in attachment 25 and a new layout for the Northshore water and sewer maps in Attachments 21 and 22.
Moved by Andy Held, seconded by Matthew Gregory

Vote: Motion carried 4-0
Yes: Matthew Gregory, Andy Held, Byron Katsuyama, and Karen Tennyson, Vice Chair.

The Chair closed the public hearing.

ENCLOSURE 7

FILE NO. ZON05-00001

B. **Miscellaneous Zoning Code Amendments File No. ZON05-00001.**
Completed the public hearing on the proposed amendments, took public comment and forwarded a recommendation to the City Council.

Planning Consultant Michael Bergstrom began presentation and gave background discussion. He summarized the issues that were identified by staff prior to the August 24th hearing.

Mr. Bergstrom summarized the issues added when they went to the Houghton Community Council for a courtesy hearing. Also outlined the issues that were added as a result of Planning Commissioner comments. He noted that the Planning Commission felt strongly about not allowing the multifamily open space requirement to be decided on a unit by unit basis.

Comments raised by written Planning Commission comment or at the August 24th hearing included the definition of bay windows, accessory structures height, and equestrian regulations (horse paddock areas). Also of concern were exceptions to development activities including impacts to any residential use when reviewing requests for exemptions, attic and basement measurement technique for FAR calculation purposes and proposal to allow motorcycle sales in a variety of zones.

Mr. Bergstrom suggested a schedule for tonight's hearing for the Commission to follow.

The Chair asked for public comment.

1. Margaret Carnegie, 11259 12th Avenue NE. Asked for clarification on zero-lot line developments in multi-family zones and the definition of fast food restaurants.

There were no further public comments. The Commission began discussion on Reasonable Use Exception.

Commission commented on and questioned the language for reasonable use exception. Eric Shields clarified that it's written so as to respond to arguments regarding a "taking" of property and to have an administrative process in place for the City to make a determination on a case by case basis.

Commission and staff discussion. Commission received clarification and suggested changes to the language of the Reasonable Use Exception.

Commission suggested change to the language for Reasonable Use Exception section 5 e. and 5 b. Mr. Shields documented the suggested changes and clarified the enforcement process when reasonable use exceptions have been made by the City.

Commission began discussion on Home Occupations.

Staff members in attendance are Nancy Cox, Development Review Manager, and Tom Phillips, Building Manager as a resource to the Commission regarding Home Occupations.

Commission discussion on definitions to section 4 a. regarding residents or family members of the unit and pick up and delivery by commercial vehicles.

Commission suggested limiting the number of pick up and deliveries by commercial vehicles to 10 per week. Staff provided comments on permitting process and fees. The Commission commented on size of business allowed for a Home Occupation.

Chair asked for comments from Tom Phillips, Building Official. Mr. Phillips answered questions of the commission and described the building code requirements and how size of a home occupation affects the permitting process and code requirements.

Mr. Bergstrom responded to comments of the Commission regarding the Zoning Code and Building Code. Mr. Shields clarified the options available.

Commission discussion and changes offered to the number of visitors allowed to a Home Occupation and the hours allowed for home deliveries be changed to 8:00 a.m. to 6:00 p.m.

Commission and staff discussion on whether Home Occupations should be allowed as a Process I or Process II permit process.

Commission discussion and changes offered for the bay window definition.

Chair called for a 10 minute break at 9:04 pm.

The Chair called the meeting back to order.

Commission discussion on multi-family heights near schools. Staff provided clarification on the issue.

Commission and staff discussion on definition of motor vehicles sales, fast food restaurants in RH 5B and RH 8 zones. Clarification was offered on definition of a coffee shop.

The Commission discussed equestrian standards.

Changes were suggested for exceptions to development activities and equipment operations (noise).

Commission discussion on zero-lot line development in Multi-family zones without PUD, average building elevation, use of historic grades and minor modifications for project rezones.

Mr. Bergstrom noted that the change for setbacks in RM 1.8, 2.4, 3.6 zones is to reduce the required side yards for lots under 5,000 square feet to five feet on each side to allow more flexibility when locating buildings on lots.

Commission discussion on driveway modification based on provision of fence. Mr. Bergstrom noted a related provision in the landscape section of the zoning code.

Transit shelters and transit centers height is suggested to remain at 15 feet in low density zones.

Commission referred back to discussion on buffer modifications. Clarification on timeline for monitoring of restorative work done to a wetland buffer in section 90.60 and the enforcement issues outlined in the first five years.

Further discussion was had on the home occupation review process. Suggested Process I with notification to properties within 300 feet.

Commission made suggestion to language to change wording for appeals to the Hearing Examiner.

Clarification on ADUs and FAR measurements.

The Chair closed the public hearing.

Motion to to approve Miscellaneous Zoning Code Amendments, file number ZON05-00001 as edited.
Moved by Andy Held, seconded by Matthew Gregory

5. **STUDY SESSIONS** - None
6. **UNFINISHED BUSINESS** - None
7. **NEW BUSINESS** - None
8. **READING AND/OR APPROVAL OF MINUTES**

   A. August 17, 2006

   Motion to approve August 17, 2006 as written.
   Moved by Matthew Gregory, seconded by Byron Katsuyama

   B. August 24, 2006

   Motion to to approve August 24, 2006 minutes as written.
   Moved by Matthew Gregory, seconded by Byron Katsuyama

9. **TASK FORCE REPORTS**
11. **COMMENTS FROM THE AUDIENCE**
12. **ADJOURNMENT** - 10:15 p.m.

Motion to to adjourn.
Moved by Andy Held, seconded by Byron Katsuyama

_____

Chair
Kirkland Planning Commission

Fact Sheet

Action Sponsor and Lead Agency	City of Kirkland Department of Planning and Community Development
Proposed Action	Legislative adoption of Miscellaneous Amendments to the Kirkland Zoning Code, pursuant to Chapter 160 KZC (Process IV).
Responsible Official	**Eric R. Shields, AICP** **Planning Director**
Contact Person	Paul Stewart, Deputy Director, City of Kirkland (425) 587-3227 or Michael Bergstrom, Consultant, City of Kirkland (206) 633-0595
Required Approvals	Adoption by Kirkland City Council. Approval by Houghton Community Council for amendments within its jurisdiction.
Location of Background Data	File ZON05-00001 City of Kirkland Department of Planning and Community Development 123 Fifth Avenue Kirkland, WA 98033
Date of Issuance	7/26/06

ENCLOSURE 8

FILE NO. ZON05-00001

City of Kirkland

2006 Miscellaneous Zoning Code Amendments

EIS Addendum dated July 26, 2006

File No. ZON05-0001

I. Background

The City of Kirkland proposes to amend several provisions of the Kirkland Zoning Code (KZC). These amendments will be reviewed under Process IV, pursuant to Chapter 160 KZC, with adoption by City Council and final approval by the Houghton Community Council as the amendments are within their jurisdiction. The amendments cover a wide variety of issues, ranging from simple clarifications of language to more substantive policy matters. The amendments are intended to address issues or requests that have been raised by the public, the City Council, and City Staff over the preceding months or years.

This Environmental Impact Statement (EIS) Addendum is intended to fulfill the environmental requirements pursuant to the State Environmental Policy Act (SEPA) for the proposed Zoning Code amendments.

II. EIS Addendum

According to the State Environmental Policy Act (SEPA) Rules, an agency may use environmental documents that have previously been prepared in order to evaluate proposed actions, alternatives, or environmental impacts (WAC 197-11-600(2)). The existing documents may be used through the method of an addendum that adds analyses or information about a proposal but does not substantially change the analysis of significant impacts and alternatives in the existing environmental document (WAC 197-11-600(4)(c) and -706). Procedures for addenda are provided in WAC 197-11-625.

The City published a Draft and Final EIS on its Comprehensive Plan 10-Year Update in 2004. 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 address 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 197-11-600(4)(c) and -625 to meet the City's SEPA responsibilities.. The EIS evaluated plan alternatives and impacts that

encompass the same general policy direction, land use pattern, and environmental impacts that are expected to be associated with the proposed Zoning Code amendments discussed herein. While the specific location, precise magnitude, or timing of some impacts may vary from those estimated in the 2004 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

A decision on the adoption or amendment of zoning ordinances is a "non-project actions" pursuant to 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 current Zoning Code amendment are "non-project actions".

IV. Environmental Analysis

The *Comprehensive Plan EIS* (City of Kirkland, 2004) 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 Zoning Code amendment are similar in magnitude to the potential impacts disclosed in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-Year Update EIS*, and serve to implement the direction of the updated Comprehensive Plan. As this proposal is consistent with the policies and designations 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 additional or new significant impacts beyond those identified in the EIS for the Comprehensive Plan are anticipated.

V. Description of the Proposed Zoning Code Amendments

The proposal will modify, add, and delete several provisions of the Zoning Code. They will codify four existing Interpretations, including:

Interpretation 05-2: Large Domestic Animal Regulations (Horse Paddock Areas);
Interpretation 04-2: Calculation of Average Building Elevation – Use of Historic Grades;
Interpretation 03-2 (Revised): Vehicle Sales in the North Rose Hill 1A and 1B Business District Zones; and
Interpretation 97-1: Noise Regulations Governing Parking Lot Sweeping.

In addition, the following Zoning Code chapters will be affected:

Ch 5 – Definitions
Ch 15 – Single-Family Residential (RS) Zones
Ch 17 – Single-Family Residential Annexation (RSX) Zones
Ch 20 – Multifamily Residential (RM) Zones
Ch 25 – Professional Office Residential (PR) Zones
Ch 35 – Freeway Commercial II (FC II) Zones
Ch 47 – Community Business Annexation (BCX) Zones
Ch 50 – Central Business District (CBD) Zones
Ch 53 – Rose Hill (RH) Zones
Ch 54 – North Rose Hill (NRH) Zones
Ch 55 – Totem Lake (TL) Zones
Ch 60 – Planned Area (PLA) Zones
Ch 90 – Drainage Basins
Ch 105 – Parking and Parking Areas, Vehicle and Pedestrian Access, and Related Improvements
Ch 110 – Required Public Improvements
Ch 115 – Miscellaneous Use Development and Performance Standards
Ch 120 – Variances
Ch 130 – Rezones
Ch 135 – Zoning Code Amendments
Ch 140 – Amendments to the Comprehensive Plan
Ch 145 – Process I
Ch 150 – Process IIA
Ch 152 – Process IIB
Ch 155 – Process III
Ch 160 – Process IV
Ch 161 – Process IVA
Ch 170 - Enforcement
Ch 180 – Plates

A summary of the proposed amendments is attached to this memo. As a result of the upcoming public hearing process, it is possible that some of the proposed amendments will not be adopted, and others may change slightly due to public input.

VI. Public Involvement

A study session was held with the Planning Commission on July 13, 2006. A courtesy hearing was held with the Houghton Community Council on July 24, 2006. The Planning Commission will hold a public hearing on August 10, 2006 and will forward a recommendation to the City Council. The City Council will consider the recommendation on September 19, 2006 and may take final action on that date. Legal notice of public hearings has been provided in accordance with State law. In addition, notice has been provided to Kirkland neighborhood associations, the Kirkland Chamber

of Commerce, and a "list serve" of development industry representatives. Information concerning the amendments has also been posted on the City's website.

VII. Conclusion

This EIS Addendum fulfills the environmental review requirements for the proposed Zoning Code amendments contained in File No. ZON05-00001. 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 EIS*. No new significant impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

Attachment: Summary of Proposed Amendments

ORDINANCE NO. 4072

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICIPAL CODE; AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE): CHAPTER 5 – DEFINITIONS; CHAPTER 15 – RS ZONES; CHAPTER 17 – RSX ZONES; CHAPTER 20 – RM ZONES; CHAPTER 25 – PR ZONES; CHAPTER 27 – PO ZONES; CHAPTER 30 – WD ZONES; CHAPTER 35 – FC ZONES; CHAPER 40 – BN ZONES; CHAPTER 45 – BC ZONES; CHAPTER 47 – BCX ZONES; CHAPTER 50 – CBD ZONES; CHAPTER 52 – JBD ZONES; CHAPTER 53 – RH ZONES; CHAPTER 54 – NRH ZONES; CHAPTER 55 – TL ZONES; CHAPTER 60 – PLA ZONES; CHAPTER 90 – DRAINAGE BASINS; CHAPTER 105 – PARKING AND PARKING AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS; CHAPTER 110 – REQUIRED PUBLIC IMPROVEMENTS; CHAPTER 115 – MISCELLANEOUS USE DEVELOPMENT AND PERFORMANCE STANDARDS; CHAPTER 120 – VARIANCES; CHAPTER 130 – REZONES; CHAPTER 135 – ZONING CODE AMENDMENTS; CHAPTER 140 – AMENDMENTS TO THE COMPREHENSIVE PLAN; CHAPTER 145 – PROCESS I; CHAPTER 150 – PROCESS IIA; CHAPTER 152 – PROCESS IIB; CHAPTER 155 – PROCESS III; CHAPTER 160 – PROCESS IV; CHAPTER 161 – PROCESS IVA; CHAPTER 170 – ENFORCEMENT; AND CHAPTER 180 - PLATES (FILE NO. ZON05-00001); AND ALSO REPEALING ORDINANCE NO. 4064 REGARDING OPTIONS FOR MEETING PARKING OBLIGATIONS IN CENTRAL BUSINESS DISTRICT ZONES 1, 2, AND 8 ("FEE-IN-LIEU").

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission and the Houghton Community Council to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 3719 as amended, all as set forth in certain reports and recommendations of the Planning Commission and the Houghton Community Council dated November 13, 2006 and bearing Kirkland Department of Planning and Community Development File No. ZON05-00001; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, KMC Title 25, this action is exempt from the concurrency management process; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on August 24, 2006 and October 26, 2006, held a public hearing on the amendment proposal and considered the comments received at the hearings; and

WHEREAS, prior to making said recommendation, the Houghton Community Council, following notice thereof as required by RCW 35A.63.070, on July 24, 2006, 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, there has accompanied the proposal and recommendation through the entire consideration process an EIS Addendum (Addendum to the "City of Kirkland 2004 Draft and Final

Comprehensive Plan 10-Year Update EIS"), including supporting environmental documents, issued by the responsible official on July 26, 2006, pursuant to WAC 197-11-600(2), -600 (4)(c), -625, and -706; and

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

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 (Title 23 of the Kirkland Municipal Code) are amended to read as follows:

As set forth in Attachment A which by this reference is incorporated herein.

Section 2. Ordinance No. 4064 is hereby repealed.

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

Section 4. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, this ordinance shall become effective within the Houghton Community Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 5. Except as provided in Section 4, 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 6. 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 regular, open meeting this _____ day of _____, 2006.

SIGNED IN AUTHENTICATION thereof this _____ day of _____, 2006.

_____
Mayor

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

ATTACHMENT A

(Note: Italicized comments contained within parentheses that appear throughout this Attachment A are intended to be explanatory only. They are not intended to appear in the final codification of this Ordinance).

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

5.10 Definitions

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

.045 Average Building Elevation – The average elevation of the topography, prior to any development activity, at the center of all exterior walls of a building or structure, including decks and porches, unless the deck or porch has no walls at or below the deck level and no roof above the deck or porch, and including cantilevered portions of a building which enclose interior space. ~~When a building or structure contains townhouses or other attached, but otherwise independent building units, the average building elevation calculations are calculated separately for each unit.~~

~~Formula:~~
~~Average Building Elevation = (Mid-point Elevation) x (Length of Wall Segment) + (Mid-point Elevation) x (Length of Segment)~~
~~(Length of Segment) + (Length of Segment)~~

~~(See Plate 17)~~

(deleted text moved to new KZC 115.59)

.065 Average Parcel Width – The average of the distance from the north to the south property lines as measured along the high waterline and the front property line, or along the east and west property lines if the parcel does not abut the high waterline of Lake Washington.

.072 Bay Window – A projecting bay from an exterior wall of a structure that contains window glazing over at least ~~75~~ 50 percent of ~~the~~ any surface of the bay ~~lying parallel~~ that does not lie perpendicular to the exterior wall. The bay window may be directly supported by a foundation or it may be cantilevered out from an exterior wall.

.590 Office Use – A place of employment providing services other than production, distribution or sale or repair of goods or commodities. The following is a nonexclusive list of office uses: medical, dental or other health care; veterinary~~,~~; accounting~~,~~; architectural, engineering, consulting or other similar professional services; management, administrative, secretarial, marketing, advertising, personnel or other similar personnel services; sales offices where no inventories or goods are available on the premises~~,~~; real estate~~,~~; insurance~~,~~; travel agent,; brokerage; computer programming or consulting; data processing; technical, specialty, or professional schools~~,~~; or other similar services. The following uses are specifically excluded from the definition of office: banks, loan companies and similar financial institutions.

Chapter 15 – RS Zones

15.10.020 Church – Amend Special Regulation 1 in Use Zone Chart to read:

1. Minimum lot size ~~per dwelling unit~~ is as follows:
   a. – e. *(no change)*

15.10.030 School or Day-Care Center – Amend Special Regulation 1 in Use Zone Chart to read:

1. Minimum lot size ~~per dwelling unit~~ is as follows:
   a. – e. *(no change)*

Chapter 17 – RSX Zones

17.10.020 Church – Amend Special Regulation 2 in Use Zone Chart to read:

2. Minimum lot size ~~per dwelling unit~~ is as follows:
   a. – c. *(no change)*

17.10.030 School or Day-Care Center - Amend Special Regulation 2 in Use Zone Chart to read:

2. Minimum lot size ~~per dwelling unit~~ is as follows:
   a. – c. *(no change)*

Chapter 20 – RM Zones

20.10.010 Detached Dwelling Units: Add a new Special Regulation (X) in the Use Zone Chart to read:

X. If the property is in an RM 1.8, 2.4, or 3.6 zone and contains less than 5,000 sq. ft., each side yard may be 5'.

20.10.020 Detached, Attached, or Stacked Dwelling Units: Add a new Special Regulation (X) in the Use Zone Chart to read:

X. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Ave NE and 124th Ave NE, and NE 108th Pl (extended) and approximately NE 113th Pl (extended) shall comply with the following:
   a. Each development shall incorporate at least two acres; and
   b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible.

20.10.030 Church – Amend Special Regulation 1 to read:

1. ~~Site must abut and be accessible from at least one roadway having at least two moving traffic lanes.~~ The property must be served by a collector or arterial street.

Chapter 47 – BCX Zones

47.10.060 Amend Special Regulation 1 as follows:

1. This use specifically excludes ~~vehicle or boat sales or vehicle or boat service or repair.~~ the sale, service and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers.

Chapter 50 – CBD Zones – CBD 1 through 8

50.12.020 Amend Special Regulation 1 as follows:

1. The following uses are not permitted in this zone:
   a. Vehicle service stations.
   b. ~~Vehicle and/or boat sale, repair, service or rental.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers.

c. Drive-in facilities and drive-through facilities.

50.17.010 Amend Special Regulation 2 as follows:

2. The following uses are not permitted in this zone:
   a. Vehicle service stations.
   b. ~~Vehicle and/or boat sale, repair, service or rental.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers.
   c. Drive-in facilities and drive-through facilities.

50.27.040 Amend Special Regulation 1 as follows:

1. The following uses are not permitted in this zone:
   a. Vehicle service stations.
   b. ~~Vehicle and/or boat sale, repair, service, or rental.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers.
   c. Fast food restaurants.
   d. Drive-in facilities and drive-through facilities.

50.27.050, .060, .070, and .110 – Remove requirement for intervening street-level retail space in CBD 3 where the property does not front a designated Pedestrian-Oriented Street (see Attachment 1). (Codifies Interpretation No. 05-1).

50.32.040 Revise Special Regulation 1 as follows:

1. The following uses are not permitted in this zone:
   a. Vehicle service stations.
   b. ~~Vehicle and/or boat sale, repair, service or rental.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers.
   c. Drive-in facilities and drive-through facilities.

50.37.050 Revise Special Regulation 1 as follows:

1. The following uses are not permitted in this zone:
   a. Vehicle service stations.
   b. ~~Vehicle or boat sale, repair, service, or rental.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers.

50.42.030 Revise Special Regulation 2 as follows:

2. ~~Vehicle and/or boat sale, repair, service, and rental are not permitted in this zone.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers are not permitted.

50.47.060 Revise Special Regulation 3 as follows:

3. ~~Vehicle and boat sale, repair, service, and rental are not permitted in this zone.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers are not permitted.

50.52.050 Revise Special Regulation 2 as follows:

2. The following uses are not permitted in this zone:
   a. Vehicle service stations.
   b. ~~Vehicle sales, repair, service or rental.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers.

c. Drive-in facilities and drive-through facilities.

50.52.070 Revise Special Regulation No. 6 to remove requirement for intervening street-level space in CBD 8 where the property does not front a designated Pedestrian-Oriented Street (see Attachment 2).

50.52.100 Revise Special Regulation No. 5 to include reference to frontage on Fourth Avenue (see Attachment 2).

50.52.110 Revise Special Regulation No. 2 to include reference to frontage on Fourth Avenue (see Attachment 2).

50.60 Special Parking Provisions in the CBD 1, 2, and 8 Zones

1. – 3. *(no change)*

4. Options for Meeting Parking Obligations

The applicant may meet his/her parking obligation, computed using subsection (2) of this section ~~and after reductions under subsection (3) of this section, in either or a combination of the following ways:~~ by providing the required number of parking stalls in the building or on the building site containing the primary use conducted on the subject property. The applicant may propose to meet all or a portion of the parking obligation by

~~a. By providing the required number of parking stalls in the building or on the building site containing the primary use conducted on the subject property.~~

~~b. By satisfying both subparagraphs herein:~~

~~1)~~ ~~P~~paying ~~$6,000~~ a fee-in-lieu of parking for each required parking stall or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD, Planned Areas 6 or 7 Zones, or park/public use zones located adjacent to the CBD. The per-stall fee shall be $20,000 in 2006 dollars and shall be adjusted annually in November of each subsequent year based on the "Engineering News Record" Construction Cost Index 20-City average (ENR CCI) for November. The actual fee-in-lieu amount shall be established at the time of payment.

The City may consider the applicant's proposal and shall base its decision whether to grant approval on whether the City has current plans or programs in place to provide or upgrade municipal off-street parking within the CBD, Planned Area 6 or 7 Zones, or park-public use zones located adjacent to the CBD. Plans and programs shall include Capital Improvement Program projects for future off-street parking. The City's decision will be made by the Planning Director as part of the permit process for the applicant's project. The director may approve the request, reject the request, or approve a lesser number of in-lieu parking stalls than requested.

~~2) Purchasing one annual parking permit for a municipal parking facility for each three parking spaces required for the use by this code. When this results in a fraction, the number shall be rounded up to the next whole number if the fraction is at least 0.66. The parking permit requirement shall be satisfied by obligating business occupants of the subject property to purchase such permits as part of the application for a business license or the annual renewal of a business license. A business owner may request that the number of annual permits required be reduced to no more than the number of workers at the business. The decision on a request for such reduction will be made in the same manner as provided in KZC 170.60 through 170.65. Any such~~

~~reduction will be effective only for permits required for the future and only for the business for which the reduction was requested.~~

Chapter 53 – Rose Hill Zones – RH 5B, RH 7, and RH 8

53.54.040 Allow limited "fast food restaurants" in the RH 5B zone (see Attachment 3).

53.54.050 Revise Special Regulation 3 as follows:

3. For a retail establishment involving the sale, ~~lease, repair or~~ service, or rental of motor vehicles, sail boats, motor boats, or recreation trailers, ~~of automobiles, trucks, boats, motorcycles, recreation vehicles, heavy equipment, and similar vehicles,~~ the following shall apply:
   a. – d. *(no change)*

53.74.020 Revise Special Regulation 1 as follows:

1. The following uses are not permitted in this zone:
   a. – d. *(no change)*
   e. A retail establishment involving the sale, ~~lease,~~ service or rental of motor vehicles, sail boats, motor boats, or recreation trailers ~~repair of automobiles, trucks, boats motorcycles, recreation vehicles, heavy equipment, and similar vehicles~~.

53.84.040 Revise Special Regulation 1 as follows:

1. The following uses are not permitted in this zone:
   a. – d. *(no change)*
   e. A retail establishment involving the sale, service or ~~repair~~ rental of motor vehicles, sail boats, motor boats, or recreation trailers ~~automobiles, trucks, boats, motorcycles, recreation vehicles, heavy equipment and similar vehicles~~.
   f. – g. *(no change)*

53.84.040 Add Special Regulation 4 to address accessory seating for delicatessen, bakery, or other similar use in the RH 8 zone (see Attachment 4).

Chapter 54 – NRH Zones – NRH 1A, 1B, and 3

54.06.060 Revise Special Regulation 1 as follows:

1. The following uses and activities are prohibited:
   a. ~~Vehicle or boat sales or rental facilities.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers.
   b. – d. *(no change)*

54.12.030 Revise Special Regulation 1 as follows:

1. The following sues and activities are prohibited:
   a. *(no change)*
   b. ~~Vehicle or boat sales or rental facilities;~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers;
   c. – e. *(no change)*

54.24.010 Detached, Attached or Stacked Dwelling units (Stand Alone or Mixed with Other Uses). Change "Landscape Category" from "D" to "B" when this use contains more than one detached dwelling unit (see Attachment 5).

Chapter 55 – Totem Lake Zones – TL 1A, 1B, 2, 8, 10A

55.09.030 Revise Special Regulation 3 as follows:

3. The following uses and activities are prohibited:
   a. ~~Vehicle and/or boat sales, repair, service or rental facilities.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers.
   b. – d. *(no change)*

55.13 GENERAL REGULATIONS

1. – 3. *(no change)*
4. The ability to accommodate new development in the TL ~~1A and~~ 1B zone~~s~~ is dependent upon the construction of ~~two~~ a new street~~s~~: NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, ~~and 119th Avenue NE, between NE 128th Street and NE 130th Place,~~ as shown on Plate 34. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which ~~these~~ this street~~s~~ in whole or in part extends, shall contribute to the creation of the street~~s~~ as follows:
   a. With all new development, the portions of the street~~s~~ crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34; and
   b. With all new development exceeding 30 feet in height, the street~~s~~ shall be improved consistent with Plate 34.

   Minor deviations in the location, width and improvement of the street~~s~~ may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street~~s~~.

55.15.020 Development Containing Both Office Use and Attached or Stacked Dwelling Units – Special Regulation No. 1:

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. In addition, the following regulations apply to this use:
   ~~a. Where land dedication for 119th Avenue NE is not required pursuant to General Regulation 4, office use is limited to 0.5 FAR.~~
   ~~b. Where land dedication is required for the improvement of 119th Avenue NE, pursuant to General Regulation 4, office use may be increased according to the formula set forth in Special Regulation 1. Office use may not exceed 90 percent of the total FAR for the mixed use development. If the office use is proposed to be built prior to the residential use, the applicant may propose a phasing plan for the residential component to the Planning Department. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 4 for this zone.~~
   a. The maximum Floor Area Ratio (FAR) for this use is 3.0, except as provided in paragraph b of this section. Office use shall not exceed 10% of the total gross floor area of all structures on the subject property.
   ~~c~~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 ~~0.2 FAR of office use, or~~ 0.3 of residential use for each 10 percent or portion thereof of the subject property required to be dedicated.

55.21.010 Revise Special Regulation 6 as follows:

6. Motor ~~V~~vehicle, sail boat, motor boat, and recreational trailer sales are permitted only if they ~~vehicles~~ are displayed in an indoor showroom, and the showroom does not occupy more than 10,000 square feet.

55.57.040 Revise Special Regulation 1 as follows:

1. The following uses are not allowed: ~~Vehicle or boat sales or repair,~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers, vehicle service station, and storage services.

55.69.040 Revise Special Regulation 2 as follows:

2. The following uses and activities are prohibited:
   a. ~~Motorized vehicle and/or boat sales, repair, service or rental facilities.~~ The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers are not permitted.
   b. – d. *(no change)*

Chapter 60 – Planned Areas

60.22.070 PLA 3A – Mini-School or Mini-Day-Care – Amend Minimum Lot Size in Use Zone Chart to read:

Must be part of a development with a site area of at least 15 acres ~~with 3,600 sq. ft. per unit~~.

60.185 PLA 17 - GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:
1. – 4. *(no change)*
5. May not use lands waterward of the ordinary high waterline to determine lot size or calculate allowable density.

Chapter 90 – Drainage Basins

Add the following to the Table of Contents for Chapter 90 – Drainage Basins:

90.170 Planning/Public Works Official Decisions – Lapse of Approval

90.20 General Exceptions

The following activities or conditions shall be exempt from this chapter:

1. – 4. *(no change)*

5. Normal and routine maintenance of structures and normal and routine ~~or~~ repair of structures; provided, that such activities do not increase the previously approved structure footprint within a sensitive area or its buffer. Increases in structure footprint outside of such areas shall be allowed, even if all or a portion of the previously approved footprint is within such areas.

6. – 8. *(no change)*

90.60 Wetland Buffer Modification

1. Modification of Wetland Buffers when Wetland Is Also To be Modified – *(no change)*

2. Modification of Wetland Buffers when Wetland Is Not To Be Modified – *(no change)*

   a. Types of Buffer Modifications – *(no change)*

1) *(no change)*

2) Buffers may be decreased through buffer enhancement. The applicant shall demonstrate that through enhancing the buffer (by removing invasive plants, planting native vegetation, installing habitat features such as downed logs or snags, or other means), the reduced buffer will function at a higher level than the existing standard buffer. At a minimum, a buffer enhancement plan shall provide the following: (a) a map locating the specific area of enhancement; (b) a planting plan that uses native species, including groundcover, shrubs, and trees; and (c) ~~provisions for monitoring and maintenance~~ a monitoring and maintenance program prepared by a qualified professional consistent with the standards specified in KZC 90.55.4. Buffers may not be reduced at any point by more than one-third of the standards in KZC 90.45(1).

b. Review Process and Decisional Criteria – *(no change)*

90.100 Stream Buffer Modification

1. Types of Buffer Modification – *(no change)*

a. *(no change)*

b. Buffers may be decreased through buffer enhancement. The applicant shall demonstrate that through enhancing the buffer (by removing invasive plants, planting native vegetation, installing habitat features such as downed logs or snags, or other means) the reduced buffer will function at a higher level than the standard existing buffer. A buffer enhancement plan shall at a minimum provide the following: (1) a map locating the specific area of enhancement; (2) a planting plan that uses native species, including groundcover, shrubs, and trees; and (3) ~~provisions for monitoring and maintenance~~ a monitoring and maintenance program prepared by a qualified professional consistent with the standards specified in KZC 90.55.4. Buffers may not be reduced at any point by more than one-third of the standards in KZC 90.90(1).

2. Review Process and Decisional Criteria – *(no change)*

90.140 Reasonable Use Exception

Delete entire existing text of 90.140 (retain section heading), and **replace** with the following:

1. Purpose of the Reasonable Use Exception. The purpose of the reasonable use exception is to:

a. Provide the City with a mechanism to approve limited use and disturbance of a sensitive area and sensitive area buffer when strict application of this chapter would deny all economically viable use of the property;

b. Establish guidelines and standards for the exercise of this authority adjusted to the specific conditions of each site; and

c. To protect public health, welfare and safety of the citizens of Kirkland.

2. "Reasonable Use" - is a legal concept that has been articulated by federal and state courts in regulatory takings cases. In a takings case, the decision-maker must balance

the public benefit against the owner's interests by considering the nature of the harm the regulation is intended to prevent, the availability and effectiveness of alternative measures, and the economic loss borne by the owner. Public benefit factors include the seriousness of the harm to be prevented, the extent to which the land involved contributes to the harm, the degree to which the regulation solves the problem, and the feasibility of less oppressive solutions.

3. Reasonable Use Process. If the strict application of this chapter would preclude all reasonable use of a site, an owner of real property may apply for a reasonable use exception to this chapter. The application shall be considered under Process IIA of Chapter 150 KZC, provided that for a single-family development proposal which does not exceed a total of 3,000 square feet of site disturbance, and does not encroach into the sensitive area, but only the associated buffer, the application shall be considered pursuant to subsection 7 "Reasonable Use Process: Administrative Alternative" of this section.

4. Submittal Requirements. As part of the reasonable use request, in addition to submitting an application, the applicant shall submit a report prepared by a qualified professional and fund a review of this report by the City's qualified professional. The report shall include the following:

   a. A determination and delineation of the sensitive area and sensitive area buffer containing all the information specified in KZC 90.40(3) for a wetland or based on the definitions contained in this chapter for a stream;

   b. An analysis of whether any other reasonable use with less impact on the sensitive area and sensitive area buffer is possible;

   c. Sensitive site design and construction staging of the proposal so that the development will have the least practicable impact on the sensitive area and sensitive area buffer;

   d. A description of the area of the site which is within the sensitive area or within the set-backs or buffers required by this chapter;

   e. A description of protective measures that will be undertaken such as siltation curtains, hay bales and other siltation prevention measures, and scheduling the construction activity to avoid interference with wildlife and fisheries rearing, nesting or spawning activities;

   f. An analysis of the impact that the amount of development proposed would have on the sensitive area and the sensitive area buffer;

   g. How the proposal minimizes to the greatest extent possible net loss of sensitive area functions;

   h. Whether the improvement is located away from the sensitive area and the sensitive area buffer to the greatest extent possible; and

   i. Such other information or studies as the Planning Official may reasonably require.

5. Decisional Criteria. The City shall grant applications for reasonable use exceptions only if all of the following criteria are met:

a. That no permitted type of land use for the property with less impact on the sensitive area and associated buffer is feasible and reasonable, which in a residential zone shall be one single-family dwelling and in a commercial or industrial zone shall be an office use;

b. That there is no feasible on-site alternative to the proposed activities, including reduction in size, density or intensity, phasing of project implementation, change in timing of activities, revision of road and lot layout, and/or related site planning considerations, that would allow a reasonable economic use with less adverse impacts to the sensitive area and buffer;

c. Unless the applicant can demonstrate unique circumstances related to the subject property, the amount of site area that will be disturbed by structure placement or other land alteration, including but not limited to grading, utility installation, decks, paving, and landscaping, shall not exceed the following limits:

i. If the subject property contains 6,000 square feet of area or less, no more than 50% of the site may be disturbed.

ii. If the subject property contains more than 6,000 square feet but less than 30,000 square feet, no more than 3,000 square feet may be disturbed.

iii. For properties containing 30,000 square feet or more, the maximum allowable site disturbance shall be between 3,000 square feet and 10% of the lot area, to be determined by the City on a case-by-case basis.

iv. The amount of allowable disturbance shall be that which will have the least practicable impact on the sensitive area and the sensitive area buffer given the characteristics and context of the subject property, sensitive area, and buffer.

The applicant shall pay for a qualified professional to help with the City's determination of the appropriate limit for disturbance.

d. The proposal is compatible in design, scale and use with other legally-established development in the immediate vicinity of the subject property in the same zone and with similar site constraints;

e. The proposal utilizes to the maximum extent possible innovative construction, design, and development techniques, including pervious surfaces, which minimize to the greatest extent possible net loss of sensitive area functions and values;

f. The proposed development does not pose an unacceptable threat to the public health, safety, or welfare on or off the property; and

g. The proposal meets the mitigation, maintenance, and monitoring requirements of this chapter;

h. The inability to derive reasonable use is not the result of actions by the applicant after the effective date of this chapter or its predecessor; and

i. The granting of the exception will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures under similar circumstances.

6. Modifications and Conditions. The City may approve reduction in required yards or buffer setbacks and may allow the maximum height of structures to be increased up to five feet to reduce the impact on the sensitive area and sensitive area buffer. The City shall include in the written decision any conditions and restrictions that the City determines are necessary to eliminate or minimize any undesirable effects of approving the exception.

7. Reasonable Use Process: Administrative Alternative. If, in order to provide reasonable use of a site, the standards of this chapter need to be modified and the proposed improvement does not exceed a total of 3,000 square feet of site impact, including but not limited to structures, paved areas, landscaping, decks, utility installation, and grading, the Planning Director is authorized to approve a reasonable use exception subject to subsections 4 and 5 of this section and considered under Process I of Chapter 145 KZC. Administrative approval shall also be subject to the following limitations:

   a. The required front yard may be reduced by up to 50% where the applicant demonstrates that the development cannot meet the City's code requirements without encroaching into the sensitive area buffer.

   b. The encroachment of the proposed development shall only be into the sensitive area buffer, not the sensitive area.

8. Lapse of Approval.

   a. The reasonable use exception approval expires and is void if the applicant fails to file a complete building permit application within one year of the final decision granting or approving the exception, unless the applicant has received an extension for the exception from the decision-maker 30 days prior to expiration. "Final decision" means the final decision of the Planning Director or City Council.

   b. The applicant may apply for a one-time extension, of up to one year. The application must be submitted by letter to the Planning Official and, along with any other supplemental documentation, must demonstrate that the applicant is making substantial progress toward developing the subject property consistent with the approval and that circumstances beyond his/her control prevent compliance with the time limit under this section.

   c. The lapse of approval period provided in this section is shorter than the lapse of approval period in KAC 150.135 generally applicable to Process IA approvals and this shorter period shall control for reasonable use exception approvals.

90.170 Planning/Public Works Official Decisions – Lapse of Approval

Planning or Public Works Official decisions authorized by this chapter shall be subject to the Lapse of Approval provisions of KZC 145.115.

Chapter 105 – Parking and Access

105.10 Vehicular Access Easement or Tract Standards

1. Roadway Widths – For vehicular access easements or tracts, minimum standards for widths are established as follows:

a. When no Fire Department access road is required, and the access easement or tract will service one to four detached dwelling units or one to two duplex structures, the minimum standard is 16 feet of unobstructed pavement in a 21-foot-wide easement or tract; for easements or tracts less than 100 feet in length, the Public Works Department may reduce the standard to 10 feet of unobstructed pavement in a 15-foot-wide easement or tract if the easement or tract and abutting driveways are located to allow for safe ingress and egress.

When an access road is required by the Fire Department, the following standards shall apply:

1) The access road shall extend full width from the public right-of-way ~~to the front property line of the furthest lot, or~~ to the point at which the distance to the most distant point of the ~~rear setback~~ property line of the furthest lot is within 150 feet. Required pavement width shall be unobstructed;

2) – 3) *(no change)*

b. – d. *(no change)*

2. *(no change)*

105.47 Location of Parking Areas – Garages in Low Density Zones

Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20' X 20' parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage. These dimensions may be reduced if the Planning Official or Public Works Official determines that the reduction will not:

1. Impede vehicular or pedestrian use of the easement, tract, or right-of-way by other users; and
2. Impede emergency vehicle movement through the easement, tract, or right-of-way.

Chapter 110 – Required Public Improvements

110.70 Modifications, Deferments and Waivers, and Construction-in-Lieu

1. – 4. *(no change)*

5. Waiver – The City may waive and not require or allow installations of a required improvement under the following circumstances:

a. (no change)

b. If the project is for a single-family dwelling alteration that is less than $200,000 in value, based on building alteration costs in effect on January 1, 2006. This threshold shall be reviewed annually and adjusted by a percentage equal to the percentage of increase in building alteration costs, if any (see KZC 110.10(1)(d) for building alteration costs information); or

c. – e. (no change)

6. – 8. *(no change)*

Chapter 115 - Miscellaneous Standards

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115.07 Accessory Dwelling Units *(this section is moved from 115.65.5; changes are made as indicated below)* – One accessory dwelling unit (ADU) is permitted as subordinate to a single-family dwelling; provided, that the following criteria are met:

~~a.~~ 1. *(numbering change only)*

~~b.~~ 2. Owner Occupancy – One of the units must be ~~owner-occupied. Owner occupancy is defined as a person with an ownership interest in the property~~ the principal residence of the property owner(s).

~~c.~~ 3. *(numbering change only)*

~~d.~~ 4. Scale – The square footage of the accessory dwelling unit shall not exceed 40 percent of the primary residence and accessory dwelling unit combined. If the accessory unit is completely located on a single floor, the Planning Director may allow increased size in order to efficiently use all floor area.

Detached accessory dwelling units shall not exceed 800 square feet of gross floor area. The gross floor area shall not include area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof. When calculating the square footage of the ADU (see KZC 5.10.340, definition of "gross floor area"), covered exterior elements such as decks and porches will not be included; provided, the total size of all such covered exterior elements does not exceed 200 square feet. An accessory dwelling unit will be considered to be "detached" from the principal unit if it has any of the following characteristics:

~~1) – 3)~~ a) – c) *(numbering changes only)*

~~e. – i.~~ 5. – 9. *(numbering changes only)*

~~j.~~ 10. Permitting

~~1) – 3)~~ a. – c. *(numbering changes only)*

~~4)~~ d. Appeals. An applicant may appeal to the Hearing Examiner ~~T~~the decision of the Planning Official in ~~approving or~~ denying a request to construct an accessory dwelling unit ~~may be appealed using the appeal provision, as applicable, of Process I, KZC 145.60 through 145.110.~~ A written notice of appeal shall be filed with the Planning Department within fourteen (14) calendar days of the date the Planning Official's decision was mailed or otherwise delivered to the applicant. The City shall give notice of the hearing to the applicant at least seventeen (17) calendar days prior to the hearing. The applicant shall have the burden of proving the Planning Official made an incorrect decision. Based on the Hearing Examiner's findings and conclusions, he or she may affirm, reverse, or modify the decision being appealed.

115.08 Accessory Structure (detached dwelling unit uses only) *(this section is moved from 115.65.3; changes are made as indicated below)* –

Structures, to be used as a tool shed, greenhouse, private garage, accessory dwelling unit, barns or similar use are permitted. The total size of all such structures may not exceed the gross floor area of 1,200 square feet plus 10 percent of the lot area that exceeds 7,200 square feet. The gross floor area shall not include area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof. The height (roof peak elevation) of an accessory structure may not exceed 15 feet above the existing height (roof peak elevation) of the primary residence or 25 feet above average building elevation, whichever is less. An accessory structure which contains an accessory dwelling unit~~s~~ must also comply with ~~subsection (5) of this section~~ KZC 115.07.

115.20 Animals in Residential Zones

1. – 5. *(no change)*

Revise Chart pertaining to Large Domestic Animals, as follows:

Special Regulations:

1. – 5. (no change)

6. For residential lots in RS 35 and RSX 35 Zones within the Bridle Trails neighborhood north of Bridle Trails State Park or residential lots in PLA 16 which are not part of a recorded master plan, the required review process shall be "None", and the maximum number of adult animals and minimum lot size and setback regulations shall not apply. Instead, the following regulations shall apply:

~~b.~~ a. Up to two additional horses may be kept on a residential lot, providing that an additional 3,000 square feet of paddock area is available for each additional horse.

~~a.~~ b. Each residential lot must contain an area of at least 10,000 permeable square feet for the purpose of accommodating two horses, capable of being used for or easily converted to a paddock area and barn, having a minimum width of ~~20~~ 40 feet and configured in a contiguous and usable manner to accommodate the feed, storage, and manure pile. "Configured in a contiguous and usable manner" shall mean an area, uninterrupted by non-paddock area, having a shape as close to square or rectangular as possible. While the minimum width allowed is 40 feet, the majority of the area must have a width of at least 80 feet. The Planning Official is authorized to approve minor deviations from the required dimensions and/or shape of the paddock area due to pre-existing improvements and/or size, shape, or topography of the property.

c. ~~This~~ The area used or reserved for paddock area must be pervious and exclusive of any structures or improvements (except livestock barns) such as storage sheds, residential units, carports, decks, patios, swimming pools, ponds, sports courts, rockeries, or paving, but may contain easily removed features such as children's play equipment, landscaping, trellises, and flagpoles, as long as such features are not embedded in concrete or otherwise permanently-mounted. The area shall not be located over a septic tank, drain field, or reserve drain field. Paddock areas shall not be located on steep slopes (over 15 percent grade) or in areas regulated under KZC 90 Drainage Basins.

~~c.~~ d. Direct access to ~~this~~ the paddock area must be available to deliver feed and pick up manure from an alley, an easement, or an adjacent right-of-way across a side yard of the lot. The access route shall have a minimum unobstructed width of 15 feet and a grade no greater than 12 percent, except that the first 15 feet in back of the existing or future curb line the grade shall not exceed 6 percent. Any portion of an access route located within an adjacent equestrian trail easement shall not be paved, but may be surfaced with gravel up to 5/8" size.

~~d.~~ e. ~~Horse~~ The paddock area~~s~~ must be setback five feet from each property line which abuts a school use or a residential ~~use~~ zone other than RS 35, RSX 35, or PLA 16.

~~e.~~ f. ~~Required horse~~ The paddock area~~s~~ must be setback 10~~'~~ feet from habitable dwellings and 5 feet from significant improvements outside the paddock area, such as swimming pools, sports courts, decks, and patios. Livestock barns must be setback 40 feet from habitable dwellings.

~~f.~~ g. Livestock barns permitted within the designated paddock area may not exceed 1,200 square feet in footprint, excluding covered overhangs, and must be designed solely for housing of animals and storage of tack, feed, shavings, or ancillary equipment.

~~g.~~ h. Special Regulations 2, 3, and 4 also apply to ~~this area~~ these zones.

~~h.~~ i. Interpretations of the Zoning Code which directly or indirectly involve application of regulations about horse paddock areas shall be liberally construed in favor of an equestrian character for the neighborhood.

(Codifies Interpretation 05-2)

115.23 Common Recreational Space Requirements for Certain Residential Uses

(Note: This Section 115.23 does not create any new development regulations. Rather, it centralizes language from the zones listed below into one single location. Attachment 7 to this Attachment A shows the language deletion from each of these zones).

1. General – Residential developments identified herein by zone and use listing shall comply with the common recreational space requirements of this Section:

   a. RM Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 20.10.020;
   b. PR Zone: "Detached, Attached or Stacked Dwelling Units", KZC 25.10.020;
   c. FC II Zone: "Detached, Attached or Stacked Dwelling Units", KZC 35.20.110; and "Development Containing Stacked dwelling Units and Office Uses", KZC 35.20.120;
   d. NRH 5 Zone: "Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses)", KZC 54.36.010;
   d. NRH 6 Zone: "Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses)", KZC 54.42.010;
   e. PLA 5A Zone: "Detached, Attached or Stacked Dwelling Units"; 60.32.020;
   f. PLA 5B Zone: "Detached, Attached or Stacked Dwelling Units"; 60.37.020; and 60.37.040 "Development Containing Stacked or Attached Dwelling Units and Office Uses";
   g. PLA 5C Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.42.020; and "Development Containing Stacked or Attached Dwelling Units and Office Uses", KZC 60.42.040;
   h. PLA 5D Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.47.020;
   i. PLA 5E Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.52.020;
   j. PLA 6A Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.57.020;
   k. PLA 6B Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.62.020; and "Development Containing Stacked or Attached Dwelling Units and Office Uses"; KZC 60,62.040;
   l. PLA 6D Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.72.020;
   m. PLA 6F Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.82.020;
   n. PLA 6G Zone: "Attached or Stacked Dwelling Units", KZC 60.87.130;
   o. PLA 6H Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.92.020;
   p. PLA 6I Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.97.020;
   q. PLA 6J Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.102.020;
   r. PLA 6K Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.107.020;
   s. PLA 7A Zone: "Detached, Attached, or stacked Dwelling Units", KZC 60.112.020;
   t. PLA 7B Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.117.020;
   u. PLA 7C Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.122.020
   v. PLA 13A Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.162.080; and "Development containing attached or stacked dwelling units and office uses", KZC 60.162.090;

w. PLA 13B Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.167.020; and "Development containing Attached or Stacked Dwelling Units and Office uses", KZC 60.167.040;
x. PLA 17 Zone: "Attached or Stacked Dwelling Units", KZC 60.187.020; and
y. PLA 17C Zone: "Attached or Stacked Dwelling Units", KZC 60.197.020.

2. If a proposed use or development activity identified in subsection (1) will contain four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
   c. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

115.25 Development Activities and Heavy Equipment Operation – Limitations On

1. General *(no change)*

2. a. Exception – The Planning Official may grant written permission to engage in a development activity or to operate heavy equipment outside of the hours established by subsection (1) of this section if either:

   i. ~~this~~ The activity or operation will not ~~interfere with any residential use that is permitted in the zone in which it is located~~ impact any residential use; or

   ii. The permission will facilitate the construction of publicly-funded improvements that will serve the general population of the City of Kirkland and such permission is necessary to avoid undue delay of project completion and/or long-term inconvenience or disruption to the general public.

   b. *(no change)*

115.30 Distance Between Structures/Adjacency to Institutional Use

1. Distance Between Structures

   a) Apply to: *(no change)*

   b) General – For purposes of the regulation in this code regarding maximum horizontal façade for any use in any zone to which the maximum horizontal façade limitations apply, and F.A.R. calculation for detached dwelling units in low density residential zones only, two structures will be treated and considered as one structure if any elements of the structures, other than as specified in subsection (1)(c) of this section, are closer than 20 feet to each other. In addition, two structures connected by a breezeway or walkway will be regulated

as one structure if any element of the breezeway or walkway is higher than ~~eight~~ ten feet above finished grade.

c) Exceptions

1) ~~Porches and similar e~~Elements of a structure no higher than 18 inches above finished grade may be closer than 20 feet to another structure.

2) Chimneys, ~~bays~~ bay windows, greenhouse windows, eaves, cornices, awnings, and canopies ~~and similar elements that customarily extend beyond the exterior walls of a structure may be no closer than 17 feet from another structure~~ may extend 18 inches from each structure toward the other.

3) Detached dwelling units approved and constructed as a "Detached, Attached, or Stacked Dwelling Unit" are excluded from horizontal façade regulations and may be located within 10 feet of one another.

4) Porches and stairs may extend 5 feet from each structure toward the other if:

a) The porch is no higher than one story and the finished floor of the porch is no more than four feet above finished grade;

b) Three sides of the porch are open;

c) No deck, balcony, or living area will be placed on the roof of the porch; and

d) The width of the porch will not exceed 50% of the façade to which it is attached.

d) Allowed exceptions to the above criteria are:

i) Solid walls or railings may extend up to 42 inches above the porch floor; and

ii) Eaves on the porch roof may extend an additional 18 inches beyond the porch.

2 Adjacency to Institutional Uses *(no change)*

115.42 Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones

1. Gross floor area for purposes of calculating F.A.R. and maximum floor area for detached dwelling units in low density residential zones does not include the following:

a. Attic area with less than five feet of ~~headroom~~ ceiling height, as measured between the finished floor and the supporting members for the roof.

b. Floor area with a ceiling height~~, including the horizontal supporting members for the ceiling,~~ less than six feet above finished grade. The ceiling height will be measured to the top of the structural members for the floor above. The finished grade will be measured along the outside perimeter of the building (see Plate 23).

c. – d. *(no change)*

2. *(no change)*

115.59 Height Regulations – Calculating Average Building Elevation (ABE)

1. General – ABE shall be calculated using the following formula:

ABE = (Mid-point Elevation) x (Length of Wall Segment) +
(Mid-point Elevation) x (Length of Segment) /
(Length of Segment) + (Length of Segment)

(See Plate 17) *(no change; only moved from definition – KZC 5.10.045)*

2. Attached but independent building units - When a building or structure contains townhouses or other attached, but otherwise independent building units, the ABE is calculated separately for each unit. *(no change; only moved from definition – KZC 5.10.045)*

3. Determination of Pre-Development Topography – To determine ABE on a site that has been previously developed, the applicant may submit, or the City may provide, a topographic survey of the subject property conducted prior to any development activity stamped and signed by a professional land surveyor showing the historic or pre-development topography. The use of historic aerial surveys or USGS maps for topographic information is not acceptable. If a topographic survey is available, and the City determines that the survey is legitimate and approves it for use, the applicant shall use that topography as the basis for ABE calculation. If such survey is not submitted or is not available the current topography of the property shall be used to calculate ABE.

(Paragraph 3 above codifies Interpretation No. 04-2)

115.60 Height Regulations – Exceptions

1. General *(no change)*

2. Exceptions

a. Detached Dwelling Units

1) – 3) *(no change)*

b. Other Structures

1) – 2) *(no change)*

3) Skylights may exceed the height limit by a maximum of six inches.

c. – d. *(no change)*

115.65 Home Occupations~~, Accessory Dwelling Units, and Other Accessory Components of Residential Uses~~

~~1. General – The regulations of this section apply to every residential use within the City.~~

~~2. Home Occupations~~

~~a.~~ 1. Purpose – The purpose of this section is to allow limited commercial ~~occupations~~ activity incidental to residential use~~s located in residences~~ of a dwelling unit while ~~guaranteeing~~ ensuring all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential neighborhoods.

2. Applicability – Home occupations are allowed as an accessory use to the residential use of a single-family, multi-family, or accessory dwelling unit, subject to the requirements of this Chapter. A business license shall be required for all home occupations.

3. Residency – The location of the Home Occupation must be the principal residence of the person(s) conducting the Home Occupation.

~~b.~~ 4. ~~Home Occupation Regulations~~ Standards for Home Occupations – A home occupation may be conducted ~~subject to the following regulations~~ if it:

~~A home occupation is permitted if it:~~

~~1)~~ a. Is carried on ~~exclusively~~ by ~~family members who reside in~~ residents of the dwelling unit and, in addition, ~~not more than two additional people who are not residents of the dwelling~~ may involve no more than two other business participants visiting the dwelling unit (or, for properties that contain an accessory dwelling unit, visiting the property) per day. "Other business participants" shall include non-family employees and independent contractors.

~~2)~~ b. ~~Is conducted indoors and h~~Has no outside storage, ~~exterior indication, or outside activity,~~ including equipment stored on vehicles;

~~3)~~ c. Requires no alteration to the interior or exterior of the dwelling that changes its residential character;

~~4)~~ d. Does not ~~I~~involve~~s~~ activities, including but not limited to the use of heavy equipment, power tools, power sources, hazardous materials, or other equipment or materials, ~~which do not~~ that result in noise, vibration, smoke, dust, odors, heat, traffic, parking, or other conditions that exceed, in duration or intensity, such conditions normally produced by a residential use;

~~5)~~ e. Has no pickup or delivery by commercial vehicles; however, ~~occasional~~ in addition to daily mail service, ~~and~~ the dwelling unit (or, for properties that contain an accessory dwelling unit, the property) may have up to three courier deliveries per day, but no more than 10 per week, ~~are permitted~~. Said courier deliveries shall occur between the hours of 8:00 a.m. and 6:00 p.m.;

~~6) Does not include the following businesses:~~

~~a) Motor vehicle-related businesses including but not limited to auto, truck, body work, detailing, painting, or taxicab, van shuttle, limousine, towing, or other transportation service or sales;~~

~~b) Repair or sales of large appliances or heavy equipment;~~

~~c) Welding;~~

~~d) Kennels or commercial stables;~~

~~e) Inventory storage of more than 1,200 cubic feet of materials;~~

~~f) Restaurants; and~~

~~g) Landscaping.~~

~~Office-only activities for the above uses may be allowed as home occupations; provided, all other requirements of this section are met;~~

f. Occupies no more than 500 square feet of floor area, including any space in an accessory structure;

~~7)~~ g. ~~Does not i~~Includes no more than ~~four~~ six ~~persons~~ clients/customers per day and no more than two ~~persons~~ clients/customers at any time visiting the ~~subject property~~ dwelling unit (or, for properties that contain an accessory dwelling unit, visiting the property) for goods or services. A family arriving in a single vehicle shall be considered one client. Client/~~C~~customer visits ~~or deliveries~~ to a home occupation shall be between the hours of 8:00 a.m. and 8:00 p.m. (not applicable to a bed and breakfast house);

~~8)~~ h. Operates no more than one vehicle, van, truck, or similar vehicle~~,~~. The vehicle shall not exceed~~ing~~ any of the following:

i. ~~a~~ A gross vehicle weight of 10,000 pounds;

ii. A height of nine feet; and/or

iii. A length of 22 feet,

The measurement of vehicle height and length shall include bumpers and any other elements that are required by federal or state law for the operation of the vehicle on public roads; and

~~9)~~ i. Has no ~~signs~~ exterior indication other than one building-mounted, non-illuminated sign with a maximum size of two square feet.

~~10)~~ j. For a bed and breakfast house, the following additional regulations apply in addition to those listed above:

a. – f. *(no change to standards; numbering changes only)*

~~c.~~ 5. A home occupation which does not meet one or more of the requirements of ~~subsection (2)(b) of this section~~ 115.65.4 ~~may be approved using Process IIA, described in Chapter 150 KZC, if it:~~ shall be reviewed under Process I, described in Chapter 145 of this Code; provided, that the notice of application required by KZC 145.22.1 shall be distributed pursuant to the provisions of KZC 150.22.2 (Process IIA). An application for a home occupation under this Section may be approved if the home occupation:

~~1)~~ a. Will not harm the character of the surrounding neighborhood;

~~2)~~ b. Will not include outdoor storage and/or operation of building materials, machinery, commercial vehicles, or tools, except if it meets the following criteria:

~~a~~ 1) Is appropriately screened from other properties;

~~b~~ 2) Does not emit noise, odor, or heat; and

~~c~~ 3) Does not create glare: and

~~3)~~ c. Does not create a condition which injures or endangers the comfort, repose, health or safety of persons on abutting properties or streets; and

~~4)~~ d. Will not generate excessive traffic or necessitate excessive parking; and

e. Will locate and screen any required or proposed site improvements in a manner that minimizes its view from surrounding properties or adjacent streets.

~~5)~~ f. For bed and breakfast houses, there will be a maximum of four guest rooms.

~~d. Licensing – A business license shall be required for all home occupations.~~

~~e.~~ 6. ~~Revocation of Home Occupation Permit~~ Enforcement – Upon determination that there has been a violation of any ~~decision criteria or condition of approval of a home occupation permit granted pursuant to subsection (2)(c) of this section, the Director of Planning and Community Development may revoke a home occupation permit~~ provision of this Section, the City may pursue code enforcement in accordance with ~~pursuant to~~ the provisions of Chapter 170 ~~KZC~~ of this Code, ~~Zoning~~ Code Enforcement.

~~3. Accessory Structure (detached dwelling unit uses only) –~~ *(this section has been moved to new section 115.07)*

~~4. Domestic Animals – Please see KZC 115.20, Animals in Residential Zones, for regulations for keeping animals in residential zones.~~

5. ~~Accessory Dwelling Units –~~ *(this section has been moved to new section 115.08)*

115.90 Calculating Lot Coverage

1. General *(no change)*

2. Exceptions

a. – b. *(no change)*

c. For detached dwelling units in low density zones and having a front yard, 10 feet of the width of a driveway, outside of the required front yard, serving a garage or carport, provided that:

1) The portion of the driveway excepted from lot coverage calculations shall not exceed 10 percent of the lot area; and

2) The portion of the driveway excepted is not located in an access easement.

d. – i. *(no change)*

115.95 Noise Regulations

1. Maximum Environmental Noise Levels – *(no change)*

2. Noise – Public Nuisance – Any noise which injures; endangers the comfort, repose, health or safety of persons; or in any way renders persons insecure in life, or in the use of property, is a violation of this code. The operation of a leaf blower shall be deemed a public nuisance if such operation occurs during the following hours: Before 8:00 a.m. or after 8:00 p.m. Monday through Friday, or before 9:00 a.m. or after 6:00 p.m. Saturday, Sunday, or the following holidays: New year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. *(codifies Interpretation 91-7)*

3. Bonds – *(no change)*

115.115 Required Yards

1. – 2. *(no change)*

3. Structures and Improvements – No improvement or structure may be in a required yard except as follows:

a. – l. *(no change)*

m. For uses ~~l~~in low density residential zones, and for residential uses in other zones, the applicant may request a modification to locate no more than one storage shed in a required yard~~, except~~ ; provided, that no storage sheds are allowed in a required front yard. The Planning Official may approve a modification if:

1) – 4) *(no change)*

n. In ~~low density~~ residential zones, covered entry porches on ~~detached~~ dwelling units may be located within 13 feet of the front property line if:

1) The porch is covered and no higher than one story and the finished floor of the porch is no more than four feet above finished grade.

2) Three sides of the porch are open;

3) The porch roof form is architecturally compatible with the roof form of the ~~main house~~ dwelling unit to which it is attached;

4) No deck, balcony, or living area ~~is permitted~~ is placed on the roof of the porch within the required front yard; ~~and~~

5) If on attached or stacked dwelling units, the width of the porch does not exceed 50% of the façade to which it is attached.

~~5~~ 6) Allowed exceptions to the above criteria are:

a) Solid walls or railings may extend up to 42 inches above the porch floor;

b) Eaves on the porch roof may extend an additional 18 inches into the required front yard;

c) Stairs may extend an additional five feet into the required front yard.

For the purpose of this section, covered parking areas or driveways shall not be considered an entry porch.

This subsection (KZC 115.115(3)(n)) is not effective within the disapproval jurisdiction of the Houghton Community Council)

o. In low density residential zones:

1) – 2) *(no change)*

3) ~~One story g~~Garages without alley access may be located within five feet of the rear property line, provided that:

a) The portion of the structure that is located within the required rear yard is no taller than 15 feet above average building elevation; and

b. The rear yard does not abut an access easement that is regulated as a rear property line.

p. HVAC equipment may be placed no closer than 5 feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to paragraph 3.m of this section or a garage approved pursuant to paragraph 3.o(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

4. *(no change)*

5. Driveways and Parking Areas – Driveways and parking areas are not allowed in required yards except as follows:

a. Detached Dwelling Units and Duplexes

1) General – Vehicles may be parked in the required front, rear, and north property line yards if parked on a driveway and/or parking area. For the purpose of this section, vehicles are limited to those devices or contrivances which can carry or convey persons or objects and which are equipped as required by federal or state law for operation on public roads. A driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard-surfaced areas located in the required front yard by a landscape strip at least five feet in width. This landscape strip may be interrupted by a walkway or pavers providing a connection from the driveway to other hard-surface areas, as long as such walkway or pavers cover no more than 20 percent of the landscape strip. A driveway and/or parking area located in a required front yard shall not be closer than five feet to any side property line (see Plate 14); provided:

a) That where access to a legally established lot is provided by a panhandle or vehicle access easement measuring less than 20 feet in width, a driveway not exceeding 10 feet in width, generally centered in the panhandle or access easement, shall be permitted (see Plate 14A); and

b) That any driveway which generally parallels a right-of-way or easement road shall be set back at least five feet from the right-of-way or easement, except for a 20-foot wide section where the driveway connects with the right-of-way or easement. Such driveway shall not have a width of more than 10 feet within the front

or rear yard (see Plate 14B) and shall be separated from other hard-surfaced areas located in the front or rear yard by a landscape strip at least five feet in width. Where more than one driveway is permitted within a front or rear yard, those driveways shall be separated by a landscape strip at least five feet in width.

2) Exception – *(no change)*

3) The Planning Official may approve a modification to the driveway and/or setback requirements in KZC 115.115(5)(a)(1) if:

a) The existing topography of the subject property or the abutting property decreases or eliminates the need for the setback; or

b) The location of pre-existing improvements or vegetation on the abutting site eliminates the need for or benefit of a setback; ~~and~~ or

c) A solid screening fence is provided adjacent to the portion of the driveway and/or parking area for which the setback modification is requested; *(This subsection (KZC 115.115.5.a(3)(c)) is not effective within the disapproval jurisdiction of the Houghton Community Council)* or

d) A modification of the parking area buffering requirements established by KZC 105.80 have been modified pursuant to KZC 105.103.3.g, and said modification reduced the buffer adjacent to the portion of the driveway and/or parking area for which the setback modification is requested; and

~~c~~ e) The modification will not have any substantial detrimental effect on abutting properties or the City as a whole.

b. – c. *(no change)*

d. Other Uses – Parking areas and driveways for uses other than those addressed in subsections (5)(a), (b), and (c) of this section may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than five feet to any property line. Where this provision conflicts with a regulation of a specific zone, the regulation of the specific zone shall govern.

e. – f. *(no change)*

115.120 Rooftop Appurtenances

1. – 4. *(no change)*

5. Optional Locations – As an option to placing appurtenances on the roof, appurtenances may be located as follows:

a. At or below grade, subject to the following:

1) – 2) *(no change)*

3) The appurtenances may be located in a required side or rear yard, if:

a) *(no change)*

b) The appurtenances are reviewed as part of a Process I, II, or III~~, or IV~~ zoning permit for the use or structure they will serve;

c) If the use or structure the appurtenance will serve does not require review through Process I, II, or III, the Planning Official may allow an appurtenance to be located in a required side or rear yard using the process described in Section 4.c. above. In such event, only the owners and residents of the property located immediately adjacent to the required yard in which the appurtenance is proposed to be located shall be provided notice; and

~~c) – e)~~ d) – f) *(numbering change only)*

4) *(no change)*

b. *(no change)*

115.142 Transit Shelters and Centers, Public

Public transit shelters and centers are allowed in all zones~~. Shelter height~~ , and shall not exceed 15 feet above average building elevation in low density zones.~~, and the use~~ The public transit shelters and centers must not unreasonably impede pedestrian movement or create traffic safety problems. Transit route and information signs and markers may be installed. One hundred percent lot coverage is allowed. There are no specific requirements for review process, minimum lot size, minimum required yards, landscaping, or parking for this use.

~~115.145 Trees – Certain Species Prohibited~~

~~The following types of trees may not be planted closer than the listed minimum planting distance to streets or sewers:~~

	~~Trees~~	~~Minimum Planting Distance~~
~~1.~~	~~Ailathus Altisinia (Tree of Heaven)~~	~~25'~~
~~2.~~	~~Catalpa~~	~~25'~~
~~3.~~	~~Cottonwood~~	~~40'~~
~~4.~~	~~Juglamus Nigra (Black Walnut)~~	~~25'~~
~~5.~~	~~Platanus (Plane, Sycamore)~~	~~40'~~
~~6.~~	~~Populus (Poplars)~~	~~40'~~
~~7.~~	~~Salix (Willows)~~	~~25'~~
~~8.~~	~~Tilia Americana (Basswood)~~	~~25'~~
~~9.~~	~~Ulmus (Elm)~~	~~40'~~

~~Any person violating this provision is responsible for any damage caused by the tree or trees.~~

Chapter 120 – Variances

120.12 Expansion or Modification of an Existing Structure

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

If the expansion or modification of an existing structure requires a variance under this chapter, the Planning Director may approve such expansion or modification without requiring the variance process if all of the following criteria are met:

1. The request complies with the criteria in KZC 120.20; and

2. The gross floor area of the structure is expanded by less than five percent; and

3. The Planning Director determines that the change or alteration will not have significantly more or different impact on the surrounding area than does the present development.

An approval granted pursuant to this subsection shall be valid for a period of four years following the date of approval, during which time a complete building permit application for the expansion or modification shall be submitted to the City. Within six years following the date of approval granted pursuant to this subsection, the applicant shall substantially complete construction of the expansion or modification and any permit conditions applicable thereto, or the approval becomes null and void.

Chapter 130 - Rezones

130.70 Quasijudicial Project Rezones – Minor Modifications

Subsequent to the adoption of the resolution of intent to rezone, the applicant may apply for a minor modification to the site plan approved as part of that resolution. The Planning Official shall administratively review and decide upon an application for a minor modification. The City may approve a minor modification only if it finds that:

1. – 3. *(no change)*

4. The change will not result in any increase in height of any structure above any of the following:

   a. 10% above the originally-approved height;
   b. The Maximum Height of Structure of the underlying zone; or
   c. The maximum allowable height, if any, specified in the resolution of intent to rezone; and

5. *(no change)*

Chapter 135 – Zoning Code Amendments

135.30 ~~Emergency Zoning Code Amendment~~ Moratoria and Interim Land Use Regulations

1. General – ~~The City may initiate an emergency amendment to the Zoning Code. An emergency amendment is an amendment necessary for the immediate protection of public health, safety, property or peace.~~ Nothing shall prevent the City Council from establishing or extending development moratoria or interim land use regulations in accordance with the procedures set forth in RCW 35A.63.220 and RCW 36.70A.390, as those sections exist or may be hereafter amended or superseded.

2. ~~Process~~ Disapproval Jurisdiction -

   ~~a. The City Council shall hold a public hearing using the process described in KZC 160.40 for notice; KZC 160.45 for staff report; KZC 160.55, 160.65 and 160.70 for public hearing; and KZC 160.90 for publication and effect.~~

~~b. The Planning Official shall notify the Planning Commission in writing about the proposed emergency amendment at least 14 days before the public hearing. If the amendment is within the jurisdiction of the Houghton Community, the Houghton Community Council shall also be notified.~~

~~c. If the proposed amendment is within the jurisdiction of the Houghton Community Council, the Houghton Community Council shall hold a joint hearing with the City Council.~~

~~d. The City Council shall adopt an emergency plan amendment by an appropriate resolution or ordinance that includes a statement of the facts justifying the emergency.~~

~~e.~~ If the City Council ~~approves a resolution or ordinance, it is not~~ shall become ~~effective~~ establishes or extends a moratorium or interim land use regulations within the disapproval jurisdiction~~al area~~ of the Houghton Community Council, ~~until~~ that City Council action shall become effective only upon:

~~1)~~ a. ~~A~~ Approval by a majority of the entire membership of the Houghton Community Council. ~~votes to approve it;~~ Such approval shall be by resolution; or

~~2)~~ b. Failure of ~~T~~the Houghton Community Council ~~fails~~ to disapprove it, ~~by majority vote of the entire membership,~~ within ~~seven~~ 60 calendar days after City Council approves the resolution or ordinance establishing or extending the moratorium or interim land use regulations. The vote to disapprove the action must be approved by resolution by a majority of the entire membership of the Community Council.

Chapter 140 – Amendments to the Comprehensive Plan

140.35 Emergency Plan Amendment

1. *(no change)*

2. Process

a. – d. *(no change)*

e. If the City Council approves a resolution or ordinance, it ~~is not~~ shall become effective within the jurisdictional area of the Houghton Community Council ~~until~~ only upon:

1) ~~A~~ Approval by a majority of the entire membership of the Houghton Community Council. ~~votes to approve it;~~ Such approval shall be by resolution; or

2) Failure of ~~T~~the Houghton Community Council ~~fails~~ to disapprove the resolution ordinance ~~it, by majority vote of the entire membership,~~ within seven calendar days after ~~the~~ City Council approv~~es~~al ~~the resolution or ordinance.~~ The vote to disapprove the resolution or ordinance must be approved by resolution by a majority of the entire membership of the Community Council.

Chapter 145 - Process I

145.45 Planning Director's Decision

1. – 4. *(no change)*

5. Notice of Decision – Within four business days after the Planning Director's written decision is issued, the Planning Official shall mail a copy of the decision to the following persons:

a. – c. *(no change)*

In addition, within four ~~calendar~~ business days after the Planning Director's decision is issued, the Planning Official shall post a summary of the decision, along with a summary of any threshold determination under SEPA and the procedures for appealing the decision under this chapter, on the public notice sign erected under KZC 145.22(2)(b).

Chapter 150 – Process IIA

150.90 Participation in the Appeal

Only those persons entitled to appeal the decision under KZC 150.80(1) who file an appeal under KZC 150.80(2) may participate in the appeal; provided, that the applicant may submit a written response to an appeal filed by an appellant, regardless of whether the applicant filed an appeal. These persons may participate in either or both of the following ways:

1. – 2. *(no change)*

Chapter 152 – Process IIB

152.30 Notice of Hearing

1. Contents - *(no change)*

2. Distribution – The Planning Official shall distribute this notice at least 14 calendar days before the public hearing as follows:

a. A copy of the notice, or a summary thereof, including a vicinity map, will be sent to the owners of all property within 300 feet of any boundary of the subject property.

b. A copy of the notice, or a summary thereof, including a vicinity map, will be sent to the residents of each piece of property adjacent to or directly across the street from the subject property.

c. – e. *(no change)*

3. Combined Notice - *(no change)*

152.100 Action and Jurisdiction of the Houghton Community Council

1. (no change)

2. Disapproval Jurisdiction – If the City Council approves an application within the disapproval jurisdiction of the Houghton Community Council, that approval ~~is not~~ shall become effective ~~until~~ only upon:

a. ~~A~~ Approval by a majority of the entire membership of the Houghton Community Council. ~~vote by resolution to approve it;~~ Such approval shall be by resolution; or

b. Failure of ~~T~~the Houghton Community Council ~~fails~~ to disapprove ~~it~~ the application within 60 calendar days after City Council adopts the ordinance or resolution granting the application. The vote to disapprove the application must be approved by resolution by a majority of the entire membership of the Community Council.

Chapter 155 – Process III

155.100 Action and Jurisdiction of the Houghton Community Council

1. *(no change)*

2. Disapproval Jurisdiction – If the City Council approves an application within the disapproval jurisdiction of the Houghton Community Council, that approval ~~is not~~ shall become effective ~~until~~ only upon:

a. ~~A~~ Approval by a majority of the entire membership of the Houghton Community Council. ~~votes by resolution to approve it;~~ Such approval shall be by resolution; or

b. Failure of ~~T~~the Houghton Community Council ~~fails~~ to disapprove the application ~~it~~ within 60 calendar days after City Council adopts the ordinance or resolution granting the application. The vote to disapprove the application must be approved by resolution by a majority of the entire membership of the Community Council.

Chapter 160 – Process IV

160.40 Notice

1. Contents *(no change)*

2. Distribution

a. The Planning Official shall distribute this notice at least 14 calendar days before the public hearing as follows:

1) A copy of the notice will be published in the official newspaper of the City.

2) A copy of the notice will be posted on each of the official notification boards of the City.

b. Public Notice Signs – If the proposal is to reclassify land on the Zoning Map, the applicant or in the case of City initiated proposals the City shall provide for and erect public notice signs at least 14 calendar days before the public hearing as follows:

1) The signs shall be designed and constructed to City standards. A copy of the notice described in subsection (1) of this section and a vicinity map shall be attached to each sign.

2) The Department of Planning and Community Development is authorized to develop the standards for the public notice signs necessary for implementation of this section.

3) For City initiated proposals that involve multiple properties, one public notice sign shall be placed on an adjacent public right-of-way for properties that include up to 10 lots. For multiple properties that include more than 10 lots, a minimum of two such signs shall be placed. The Department of Planning and Community Development shall approve the location of each sign.

~~3~~ 4) For all other proposals, ~~O~~one sign shall be erected on or near the subject property facing each public right-of-way adjacent to the subject property and private easement or tract road providing primary vehicular access to the subject property and to any property that abuts the subject property. The Department of Planning and Community Development shall approve the location of each sign.

~~4~~ 5) The signs shall be removed within seven calendar days after the final public hearing.

160.50 Community Council Proceeding

1. General *(no change)*

2. Notice *(no change)*

3. Recommendation – The Houghton Community Council~~, by resolution approved by a majority vote of its entire membership,~~ may make a recommendation on the proposal. The Planning Official shall present ~~any~~ the recommendation of the Houghton Community Council, if available, to the Planning Commission before the Planning Commission takes a final vote on the proposal.

160.95 Jurisdiction of the Houghton Community Council.

1. General – If the City Council approves a resolution or ordinance within the disapproval jurisdiction of the Houghton Community Council, that resolution or ordinance ~~is not~~ shall become effective with the Houghton community ~~until~~ only upon:

   a. ~~A~~ Approval by a majority of the entire membership of the Houghton Community Council. ~~votes by resolution to approve it;~~ Such approval shall be by resolution; or

   b. Failure of ~~T~~the Houghton Community Council ~~fails~~ to disapprove the resolution or ordinance ~~it, by majority vote of the entire membership,~~ within 60 days after City Council approv~~es~~al. ~~the resolution or ordinance~~. The vote to disapprove the resolution or ordinance must be approved by resolution by a majority of the entire membership of the Community Council.

Chapter 161 – Process IVA

161.95 Jurisdiction of the Houghton Community Council

1. – 2. *(no change)*

3. General – If the City Council approves an ordinance within the disapproval jurisdiction of the Houghton Community Council, that ordinance ~~is not~~ shall become effective within the Houghton Community ~~until~~ only upon:

   a. A Approval by a majority of the entire membership of the Houghton Community Council. ~~votes by resolution to approve it;~~ Such approval shall be by resolution or

   b. Failure of ~~T~~the Houghton Community Council ~~fails~~ to disapprove the ordinance ~~it, by majority vote of the entire membership,~~ within 60 days after City Council approv~~es~~al ~~the resolution or ordinance~~. The vote to disapprove the ~~application~~ ordinance must be approved by resolution by a majority of the entire membership of the Community Council.

Chapter 170 – Enforcement

170.65 Interpretations of This Code – Appeal

1. – 2. *(no change)*

3. Applicable Procedures – All appeals of interpretations of this code will be reviewed and decided upon using the appeal provisions of Process ~~IIA~~ I, described in Chapter ~~150~~ 145 KZC.

4. *(no change)*

Chapter 180 – Plates

Plate 10 Amend "Intrusions into Required Setback Yards" to reflect changes to allowable setback intrusions (see Attachment 6).

Note: This amendment to Plate 10 is only needed if the City Council adopts changes to KZC 115.115.3.c as part of File No. ZON05-00019.

Several Chapters – Common Recreational Space Requirements for Certain Residential Uses

Amend the following Zoning Code Sections to refer to new KZC Section 115.23 – Common Recreational Space Requirements for Certain Residential Uses for recreational open space requirements:

RM	20.10.020
PR	25.10.020, 25.10.040
NRH 5	54.36.010
NRH 6	54.42.010
PLA 5A	60.32.020
PLA 5B	60.37.020, 60.37.040
PLA 5C	60.42.020, 60.42.040
PLA 5D	60.47.020
PLA 5E	60.52.020
PLA 6A	60.57.020
PLA 6B	60.62.020, 60.62.040
PLA 6D	60.72.020
PLA 6F	60.82.020
PLA 6G	60.87.130
PLA 6H	60.92.020
PLA 6I	60.97.020
PLA 6J	60.102.020

PLA 6K	60.107.020
PLA 7A	60.112.020
PLA 7B	60.117.020
PLA 7C	60.122.020
PLA 17A	60.192.020

The specific amendments are contained in Attachment 7.

Several Chapters – Allow Zero-Lot-Line Multifamily Development

Amend the following Zoning Code Sections to allow zero-lot-line multifamily development:

RM	20.10.020
PR	25.10.020
PLA 2A	60.17.010
PLA 3A	60.22.020, 60.22.030, 60.22.040, 60.22.050
PLA 3B	60.27.020
PLA 5A	60.32.020
PLA 5B	60.37.020, 60.37.040
PLA 5C	60.42.020, 60.42.040
PLA 5D	60.47.020
PLA 5E	60.52.020
PLA 6A	60.57.020
PLA 6B	60.62.020, 60.62.040
PLA 6D	60.72.020
PLA 6F	60.82.020
PLA 6G	60.87.130
PLA 6H	60.92.020
PLA 6I	60.97.020
PLA 6J	60.102.020
PLA 6K	60.107.020
PLA 7A	60.112.020
PLA 7B	60.117.020
PLA 7C	60.122.020
PLA 17A	60.192.020

The specific amendments are contained in Attachment 8.

Several Chapters – Multifamily Heights Adjoining Low Density Zones Containing a School

Amend the following Zoning Code Sections to allow a 30 foot height for residential structures in multifamily zones, when located adjacent to a low density zone occupied by a school that has been granted height of at least 30 feet:

RM	20.10.020
PR	25.10.020, 25.10.040
PLA 6A	60.57.020
PLA 6B	60.62.020, 60.62.040
PLA 6D	60.72.020
PLA 6F	60.82.020
PLA 6G	60.87.130
PLA 6H	60.92.020
PLA 6J	60.102.020
PLA 7A	60.112.020
PLA 7B	60.117.020
PLA 7C	60.122.020

The specific amendments are contained in Attachment 9.

Several Chapters - Parks Review Process

Amend the following Zoning Code Sections to refer the process by which public parks are reviewed to the provisions of Chapter 49:

RS	15.10.090
RSX	17.10.090
PO	27.10.130
WD I	30.15.070
WD II	30.25.050
WD III	30.35.060
FCIII	35.30.130
BN	40.10.180
BC	45.10.190
BCX	47.10.190
CBD 1	50.12.120
CBD 2	50.17.160
CBD 3	50.27.140
CBD 4	50.32.130
CBD 5	50.37.130
CBD 6	50.42.130
CBD 7	50.47.140
CBD 8	50.52.130
JBD 1	52.12.190
JBD 2	52.17.180
JBD 3	52.22.090
JBD 4	52.27.160
JBD 5	52.32.150
JBD 6	52.42.140
NRH 1A	54.06.170
NRH 1B	54.12.150
NRH 2	54.18.110
NRH 3	54.24.110
NRH 4	54.30.190
NRH 5	54.36.110
NRH 6	54.42.110
TL 1A	55.09.110
TL 1B	55.15.120
TL 2	55.21.140
TL 3	55.27.040
PLA 1	60.12.070
PLA 2	60.17.060
PLA 3A	60.22.130
PLA 3B	60.27.080
PLA 5A	60.32.100
PLA 5B	60.37.120
PLA 5C	60.42.120
PLA 5D	60.47.100
PLA 5E	60.52.100
PLA 6A	60.57.100
PLA 6B	60.62.130
PLA 6C	60.67.080
PLA 6D	60.72.100

PLA 6E	60.77.070
PLA 6F	60.82.100
PLA 6G	60.87.160
PLA 6H	60.92.100
PLA 6I	60.97.100
PLA 6J	60.102.100
PLA 6K	60.107.100
PLA 7A	60.112.100
PLA 7B	60.117.110
PLA 7C	60.122.100
PLA 9	60.132.130
PLA 14	60.168b.080
PLA 15A	60.172.100
PLA 15B	60.177.080
PLA 16	60.182.090

The specific amendments are contained in Attachment 10.

Zone CBD-3

USE ZONE CHART

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

Section 50.27	USE	REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Any Retail Establishment, other than those specifically listed, limited, or prohibited in this Zone, selling goods or providing services including banking and related financial services		D.R., Chapter 142 KZC.	None	20′ See Spec. Reg. 5.	0′	0′	80% See Spec. Reg. 5.	3 stories above average building elevation.	D See Spec. Reg. 4.	E	One per each 350 sq. ft. of gross floor area.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Vehicle or boat sales, repair, service, or rental. c. Fast food restaurants. d. Drive-in facilities and drive-through facilities. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. 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 dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 5. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.
.050	Private Lodge or Club See Spec. Reg. 3.				20′ See Spec. Reg. 4.			80%		D See Spec. Reg. 2.	B	See KZC 105.25.	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.

This Special Regulation shall not apply along portions of State Street and Second Avenue South not designated as Pedestrian-Oriented Streets.

ORDINANCE ATTACHMENT A

ATTACHMENT 1 TO

O-4072

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

Section 50.27	USE	REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.060	Office Use See Spec. Reg. 5.		D.R., Chapter 142 KZC.	None	20' See Spec. Reg. 6.	0'	0'	80%	3 stories above average building elevation.	D See Spec. Reg. 4.	D	One per each 350 sq. ft. of gross floor area.	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. 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 D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 3. 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 dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 5. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 6. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.070	Stacked or Attached Dwelling Units See Spec. Reg. 1.				20' See Spec. Reg. 2.					D	A	1.7 per unit.	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 2. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.

This Special Regulation shall not apply along portions of State Street and Second Avenue South not designated as Pedestrian-Oriented Streets.

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O-4072

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

Section 50.27	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	20′	0	0	80%	3 stories above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This Special Regulation shall not apply along portions of State Street and Second Avenue South not designated as Pedestrian-Oriented Streets. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.120	Public Utility			20′ See Spec. Reg. 3.					C See Special 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 nearby uses. 2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 3. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.130	Government Facility or Community Facility								D See Special Regs. 1 and 2.			
.140	Public Park			Will be determined on a case-by-case basis.					--	B	See KZC 105.25.	

O-4072

Zone CBD-8

USE ZONE CHART

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

Section 50.52	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Office Use See Special Regulation 6.	D.R., Chapter 142 KZC.	None	10′ See Special Regulation 5.	0′	0′	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.	D See Spec. Reg. 4.	D	1 per each 350 sq. ft. of gross floor area. See KZC 50.60.	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 certificate to this effect signed by an Acoustical Engineer must be submitted with the D.R. and building permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on the office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 3. If the subject property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 4. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. 5. Ground floor porches 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 facade of the structure. 6. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.

This Special Regulation shall not apply along portions of Third Avenue not designated as Pedestrian-Oriented Streets.

ATTACHMENT 2 TO ORDINANCE ATTACHMENT A

O-4072

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

Section 50.52	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	10′	0	0	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.	D	A	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 4. This use is not permitted on the street level floor adjacent to Central Way. 5. If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 6. Ground floor porches 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 facade of the structure.
				See Special Regulation 6.					or Fourth Avenue.			
.110	Stacked or Attached Dwelling Units			10′	0′	0′					1.7 per unit. See KZC 50.60.	1. This use is not permitted on the street level floor adjacent to Central Way. 2. If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 3. Ground floor porches 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 facade of the structure.
				See Special Regulation 3.					or Fourth Avenue.			
.120	Public Utility, Government Facility, or Community Facility			0′	0′	0′			D See Spec. Reg. 1.	B	See KZC 50.60 and 105.25.	1. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. 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 nearby uses.
.130	Public Park			Will be determined on a case-by-case basis.					--			

O-4072

Section 53.54 **Zone RH 5A, 5B** USE ZONE CHART

Section 53.54	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Vehicle Service Station See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.	22,500 sq. ft.	20' See Spec. Reg. 4.	15' See Spec. Reg. 4.	15' See Spec. Reg. 4.	80%	If adjoining an RS or RSX zone, then 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	1. This use is permitted only if the subject property abuts NE 85th Street. 2. This use is not permitted in the RH 5B zone. 3. May not be more than two vehicle service stations at any intersection. 4. Gas pump islands must be set back at least 20 feet from all property lines. 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. 5. See KZC 95.40(6) and (7), required landscaping, for further regulations.
.020	Automotive Service Center See Spec. Reg. 1.		None	10' Otherwise 20' adjoining a residential zone	0'	15'					1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 4.	1. This use is not permitted in the RH 5B zone. 2. This use specifically excludes a retail establishment involving the sale, lease, repair or service of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment, and similar vehicles. 3. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of a building adjoining any residential zone. Windows are permitted if they are triple-paned and unable to be opened. 4. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. 5. Parts and tires must be stored entirely within an enclosed structure. 6. See KZC 95.40(6) and (7), required landscaping, for further regulations.
.030	A retail establishment providing entertainment, recreational or cultural activities										See KZC 105.25.	
.040	Restaurant, Tavern or Fast Food Restaurant See Spec. Reg. 1 and 2.										1 per each 100 sq. ft. of gross floor area.	~~1. Taverns and fast food restaurants are not permitted uses in a RH 5B zone.~~ 2. Fast food restaurants must provide one outdoor waste receptacle for every eight parking stalls.

1. Taverns and fast food restaurants are not permitted uses in a RH 5B zone~~.~~ , except fast food restaurants which:
   a. Do not include drive-in or drive-through facilities; and
   b. Primarily prepare and serve specialty nonalcoholic beverages, such as coffee, tea, juices, or sodas, or specialty snacks, such as ice cream, frozen yogurt, cookies, or popcorn, for consumption on or near the premises. Fast food restaurants allowed under this provision may also engage in the sale of related products such as coffee beans, mugs, and coffee makers in support of or ancillary to the beverages or snacks listed above; and

ATTACHMENT 3 TO

ORDINANCE ATTACHMENT A

O-4072

Section 53.84 **Zone RH 8** USE ZONE CHART

Section 53.84	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Office Use	D.R., Chapter 142 KZC.	None	10' Otherwise 20' adjoining a residential zone	0'	15'	70%	30' above average building elevation. See Gen. Regs. 2 and 3.	A	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. 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.
.020	Restaurant									E	1 per each 100 sq. ft. of gross floor area.	1. May not be located above the ground floor of a structure. 2. Gross floor area for each individual use may not exceed 4,000 sq. ft.
.030	A retail establishment providing entertainment, recreational or cultural activities										See KZC 105.25.	1. Gross floor area for each individual use may not exceed 4,000 sq. ft.
.040	Any retail establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.									D	1 per each 300 sq. ft. of gross floor area.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. e. Retail establishments involving the sale, service or repair of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment and similar vehicles. f. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. 2. This use may not be located above the ground floor of a structure. 3. Gross floor area for each individual use may not exceed 4,000 sq. ft.

4. 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.

ATTACHMENT 4 TO

ORDINANCE ATTACHMENT A

O-4072

Section 54.24 Zone NRH3 USE ZONE CHART

Section 54.24 USE ⇩ REGULATIONS ⇨		Required Review Process	MINIMUMS Lot Size	REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Other Uses) See Spec. Reg. 1.	One detached dwelling unit none, otherwise D.R., Chapter 142 KZC.	None	20′	5′ but 2 side yards must equal at least 15′	10′	70%	30′ above average building elevation.	One detached dwelling unit E, otherwise ~~D~~ B. See Spec. Reg. 2.	A See Spec. Reg. 2.	1.7 per unit. See Spec. Reg. 2.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. In a mixed use development: a. Landscape Category B will apply, and b. Sign Category D will apply, and c. Parking requirement determined by KZC 105.25.
.020	Office Uses See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.							B	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per 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 ancillary 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. 2. 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. d. A veterinary office is not permitted if the subject property contains dwelling units.
.030	Funeral Home or Mortuary								C	B	1 per each 300 sq. ft. of gross floor area.	
.040	Church										1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.

ATTACHMENT 5 TO

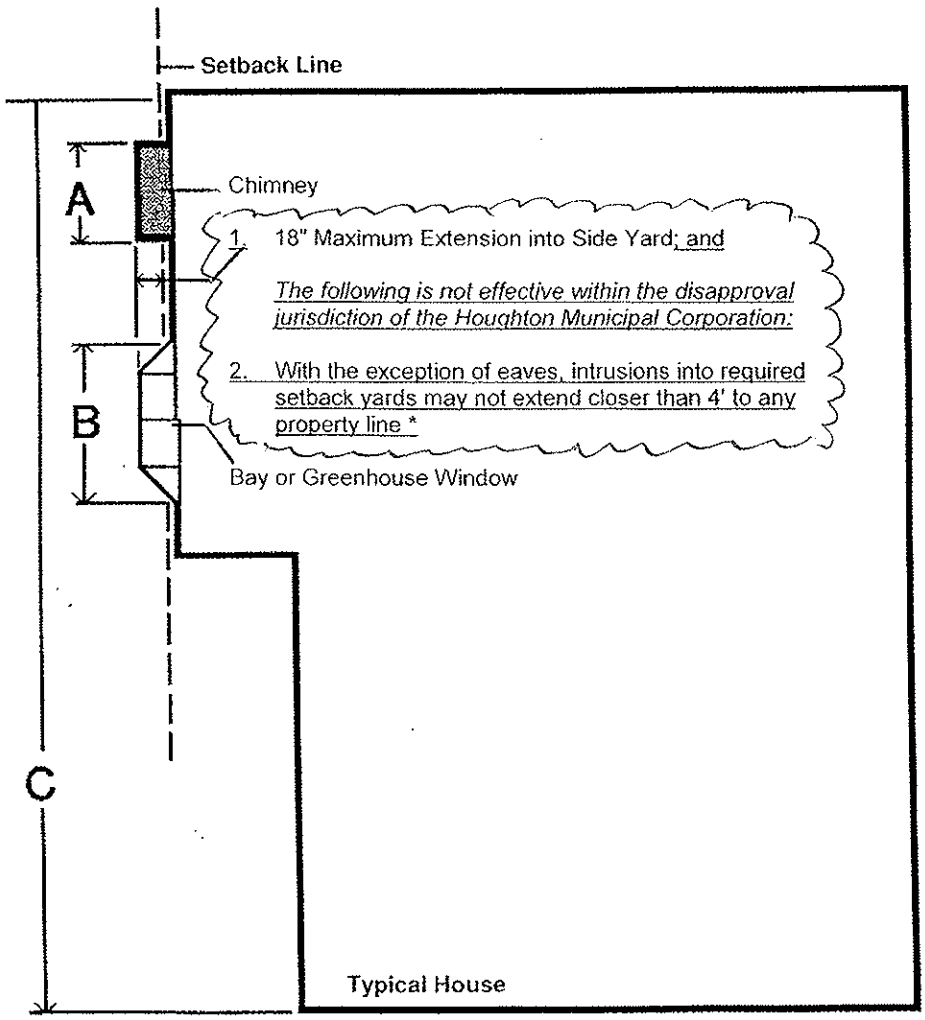
ORDINANCE ATTACHMENT A

O-4072

Plate 10

Intrusions into Required Setback Yards

Plan View



$A + B \leq 25\%C$

Scale: 1/8" 1'–0"

ATTACHMENT 6 TO

ORDINANCE ATTACHMENT A

Zone RM

USE ZONE CHART

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

Section 20.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Units	None	5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM 5.0.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.						D See Spec. Reg. 5.		1.7 per unit.	1. Minimum amount of lot area per dwelling unit is as follows: a. In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. b. In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. c. In RM 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. d. In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. ~~If the subject property contains four or more units, then it must contain~~ at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. 4. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. REGULATIONS CONTINUED ON NEXT PAGE

Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

ATTACHMENT 1 TO ORDINANCE ATTACHMENT A

O-4072

Zone PR

USE ZONE CHART

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

Section 25.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Units	None	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft.	20′	5′ but 2 side yards must equal at least 15′.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per dwelling unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.						D		1.7 per unit.	1. Minimum amount of lot area per dwelling unit is as follows: a. In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft. b. In PR 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. c. In PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. d. In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. e. In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. ~~If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~

Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

(Revised 9/06)

Zone PR

USE ZONE CHART

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

Section 25.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Spec. Reg. 1.	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a residential density as established on the Zoning Map. See Spec. Reg. 2.	20′	5′ but 2 side yards must equal at least 15′.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	C	D	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Minimum amount of lot area per dwelling unit is as follows: a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet. b. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet. c. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet. d. In PR 2.4 zones, the minimum lot area per unit is 2,400 square feet. e. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~4. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

4. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

(Revised 6/06)

Section 54.36

Zone NRH5

USE ZONE CHART

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

Section 54.36	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses) See Spec. Regs. 1, 2 and 3.	One dwelling unit none, otherwise D.R., Chapter 142 KZC.	3,600 sq. ft. with a minimum lot area per unit of 1,800 sq. ft.	10′	5′ but 2 side yards must equal at least 15′	10′	70%	30′ above average building elevation.	One dwelling unit E, otherwise D. See Spec. Reg. 4.	A See Spec. Reg. 4.	1.7 per unit. See Spec. Reg. 4.	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. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based upon the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 4. In a mixed use development: a. Landscape Category B will apply, and b. Sign Category D will apply, and c. Parking requirement determined by KZC 105.25.

3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Section 54.42

Zone NRH6

USE ZONE CHART

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

Section 54.42	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses) See Spec. Regs. 1, 2 and 3.	One dwelling unit none, otherwise D.R., Chapter 142 KZC.	3,600 sq. ft. with a minimum lot area per unit of 1,800 sq. ft.	10′	5′ but 2 side yards must equal at least 15′.	10′	70%	30′ above average building elevation.	One dwelling unit E, otherwise D. See Spec. Reg. 4.	A See Spec. Reg. 4.	1.7 per unit. See Spec. Reg. 4.	1. Office is permitted only on the ground floor. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based upon the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 4. In a mixed use development: a. Landscape Category B will apply, and b. Sign Category D will apply, and c. Parking requirement determined by KZC 105.25.

3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA5A

USE ZONE CHART

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

Section 60.32	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′,but 2 side yards must equal at least 15′.	10′	60%	25′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20′	5′,but 2 side yards must equal at least 15′.	10′		30′ above average building elevation.	D		1.7 per unit.	~~1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

The required yard of any structure abutting a lot containing a low density use within PLA 5 must be increased 1′ for each 1′ that structure exceeds 20′ above average building elevation.

1. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA5B

USE ZONE CHART

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

Section 60.37	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	(Reserved)											
.020	Attached or Stacked Dwelling Units	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	30′ above average building elevation.	D	A	1.7 per unit.	~~1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Office Use		None						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.

The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1′ for each 1′ that structure exceeds 20′ above average building elevation.

1. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

04072

Zone PLA5B

USE ZONE CHART

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

Section 60.37	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	30′ above average building elevation.	C	D	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Primary vehicular access must be directly from 6th Street or 4th Avenue. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~4. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1′ for each 1′ that structure exceeds 20′ above average building elevation.

4. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA5C

USE ZONE CHART

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

Section 60.42	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Units	None	3,600 sq. ft.	20′	5′,but 2 side yards must equal at least 15′.	10′	70%	25′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.					If the development contains at least 1 acre, then the lower of: 6 stories or 60′ above average building elevation. Otherwise, 30′ above average building elevation.	D		1.7 per unit.	1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~

3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA5C

USE ZONE CHART

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

Section 60.42	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	If the development contains at least 1 acre, then the lower of: 6 stories or 60′ above average building elevation. Otherwise, 30′ above average building elevation.	C	D	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~4. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

4. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA5D

USE ZONE CHART

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

Section 60.47	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Units	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′	10′	60%	25′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.					If the development contains at least 1 acre, then the lower of: 4 stories or 40′ above average building elevation. Otherwise, 30′ above average building elevation.	D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~

2. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA5E

USE ZONE CHART

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

Section 60.52	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	25′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.					30′ above average building elevation.	D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

2. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA6A

USE ZONE CHART

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

Section 60.57	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

2. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA6B

USE ZONE CHART

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

Section 60.62	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. per dwelling unit.						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~
.030	Office Use	None	7,200 sq. ft.						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.

2. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA6B

USE ZONE CHART

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

Section 60.62	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. per dwelling unit.	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation.	C	D	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. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 4. 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.
.050	Funeral Home or Mortuary	Process I, Chapter 145 KZC.	7,200 sq. ft.		20′ on each side	20′				B		
.060	Church	None									1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

(Revised 9/03)

Zone PLA6D

USE ZONE CHART

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

Section 60.72	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units	If less than 3,600 sq. ft. of lot area per unit, then Process I, Chapter 145. Otherwise, None. See Special Regulation 2.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If proposed development contains less than 3,600 square feet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/frontage on the right-of-way. a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South: 20 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements. b. On 4th Avenue South: 24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~

3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

Zone PLA6F

USE ZONE CHART

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

Section 60.82	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. per dwelling unit						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.

2. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA6G

USE ZONE CHART

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

Section 60.87	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Attached or Stacked Dwelling Units. See Special Regulation 6.	None	3,600 sq. ft. per dwelling unit	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	D	A	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more places each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 2. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details. 4. Site design must provide for a bicycle and pedestrian path connection to Lakeview Elementary School and be available for public use. 5. All vehicular access shall be from 7th Avenue South. Access from 5th Place South is prohibited. 6. This use is only permitted south of 7th Avenue South and only if the entire PLA6G zone south of 7th Avenue South is included.

C-4072

Zone PLA6H

USE ZONE CHART

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

Section 60.92	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	25′ above average building elevation.	E See Spec. Reg. 2.	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	Process IIA, Chapter 150 KZC.	2 acres with at least 3,600 sq. ft. per unit.	20′	5′, but 2 side yards must equal at least 15′.	10′			D See Spec. Reg. 2.		1.7 per unit.	1. Buildings may not be closer than 40 feet to any low density zone. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone. ~~3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
				See Special Regulation 1.								
.030	Church		7,200 sq ft.	20′	20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA6I

USE ZONE CHART

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

Section 60.97 USE	REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	10′	5′, but 2 side yards must equal at least 15′.	10′	60%	30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 2,400 sq. ft. per unit.	20′					D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

2. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

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

Section 60.102	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq. ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

2. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

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

Section 60.107	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 2,400 sq. ft. per unit.						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

2. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA7A

USE ZONE CHART

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

Section 60.112	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	If development will result in a low density use being bordered on two sides by higher density uses, then Process I, Chapter 145 KZC. Otherwise, None.	3,600 sq. ft. with at least 2,400 sq. ft. per unit.						D		1.7 per unit.	~~1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

1. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

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

Section 60.117	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	If development will result in a low density use being bordered on two sides by higher density uses, then Process I, Chapter 145 KZC. Otherwise, None.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.						D		1.7 per unit.	1. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available. ~~2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

2. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

Zone PLA7C

USE ZONE CHART

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

Section 60.122	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	If development will result in a low density use being bordered on two sides by higher density uses, then Process I, Chapter 145 KZC. Otherwise, None	3,600 sq. ft. per unit.						D		1.7 per unit.	~~1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of an area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

4. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

O-4072

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

Section 60.192 USE ⇩ REGULATIONS ⇨		Required Review Process	MINIMUMS Lot Size	REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	5,000 sq. ft.	20′	5′ on each side. See Spec. Reg. 2.	10′	70%	30′ above average building elevation.	E	A	2.0 per dwelling unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC.	5,000 sq. ft. per unit		5′, but 2 side yards must equal at least 15′.				D		1.7 per unit. See Spec. Reg. 4.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. ~~If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:~~ ~~a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.~~ ~~b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.~~ ~~The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.~~ The common recreational open space requirements may be waived if the City determines that preservation of environmentally sensitive areas provides a superior open space function. 3. If the subject property contains eight or more units, then the parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands. 4. Adjacent to NE 90th Street and existing institutional parking lots, the property must include dense landscaping and a fence or screen wall which provide screening for this use.

Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.

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Zone RM

USE ZONE CHART

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

Section 20.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Units	None	5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM 5.0.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.		5′, but 2 side yards must equal at least 15′. See Spec. Reg. 6.	10′. See Spec. Reg. 7.			D See Spec. Reg. 5.		1.7 per unit.	1. Minimum amount of lot area per dwelling unit is as follows: a. In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. b. In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. c. In RM 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. d. In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. 4. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. REGULATIONS CONTINUED ON NEXT PAGE

ATTACHMENT 8 TO ORDINANCE ATTACHMENT A

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Zone RM

USE ZONE CHART

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

Section 20.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.020	Detached, Attached or Stacked Dwelling Units (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.
.030	Church	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	20′	20′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	C See Spec. Reg. 3.	B	1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 2.	1. The property must be served by a collector or arterial street. 2. No parking is required for day-care or school ancillary to the use. 3. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.

6. The side yard may be reduced to 0' 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 5'.
7. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

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Zone PR

USE ZONE CHART

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

Section 25.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Units	None	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft.	20′	5′ but 2 side yards must equal at least 15′.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per dwelling unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.		5′ but 2 side yards must equal at least 15′. See Spec Reg 4	10′. See Spec Reg 5			D		1.7 per unit.	1. Minimum amount of lot area per dwelling unit is as follows: a. In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft. b. In PR 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. c. In PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. d. In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. e. In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

4. The side yard may be reduced to 0' 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 5'.
5. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

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Zone PLA2

USE ZONE CHART

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

Section 60.17	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Attached or Stacked Dwelling Unit	Process IIB, Chapter 152 KZC.	35,000 sq. ft. per unit	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	25′ above average building elevation. See Special Regulation 4.	D	A	1.7 per unit.	1. No structure may be waterward of the high waterline. 2. No structure may be within 50 feet of the high waterline of the canal. No structure may be within 100 feet of the high waterline of the remainder of Lake Washington. 3. If the development includes portions of Planned Area 3, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. 4. The height of a structure may be increased as long as neither of the following maximums is exceeded: a. The structure may not exceed 60 feet above average building elevation. b. The structure may not exceed a plane that starts 3.5 feet above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

See Special Regulations 2, 6, and 7.

6. The side yard may be reduced to 0' 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 5'.
7. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

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Zone PLA3A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, acr

Section 60.22	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	30′ above average building elevation.	E	A	2.0 per unit.	1. Access points onto Lake Washington Boulevard must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.020	Attached or Stacked Dwelling Unit		See Spec Reg 3			See Spec Reg 4			D		1.7 per unit.	
.030	Attached or Stacked Dwelling Units	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit.		10′ on each side See Spec Reg 2	10′. See Spec Reg 3		30′ above average building elevation. See General Regulations.				1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. The side yard may be reduced to 0′ 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 10′. 3. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
.040	Office Uses		Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.		5′, but 2 side yards must equal at least 15′.	10′			C	D	If a Medical, Dental, or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area.	1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard. 2. 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. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

3. For attached or stacked dwelling units, the side yard may be reduced to 0′ 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 5′.

4. For attached or stacked dwelling units, the rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

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Zone PLA3A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, acro

Section 60.22	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
.050	Development Containing Attached, or Stacked Dwelling Units and Office uses.	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit.	20′	5′, but 2 side yards must equal at least 15′. See Spec Reg 5	10′ See Spec Reg 4	70%	30′ above average building elevation. See General Regulations.	C	D	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. 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.
.060	School or Day-Care Center		Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.	If this use can accommodate 50 or more students or children, then: 50′ If this use can accommodate 13 to 49 students or children, then: 20′	50′ on each side 20′ on each side	50′ 20′		30′ above average building elevation. See General Regulations.	D	B		1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard. 2. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential areas. 4. Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 5. 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. 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 areas. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

4. The side yard may be reduced to 0′ 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 5′.
5. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Zone PLA3B

USE ZONE CHART

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

Section 60.27	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): North Property Line	MINIMUMS: REQUIRED YARDS (See Ch. 115): South Property Line	MINIMUMS: REQUIRED YARDS (See Ch. 115): High Water Line	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.020	Attached or Stacked Dwelling Units	Process IIB, Chapter 152 KZC.	3,600 sq. ft. per unit	30′	The greater of: a. 15′, or b. 1-1/2 times the height of the primary structure above average building elevation minus 10′. See Spec Reg 7	10′ See Spec Reg 7	The greater of: a. 15′, or b. 15% of the average parcel depth.	80%	30′ above average building elevation. See Special Regulation 2.	D	A	2.0 per unit.	1. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. 2. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by the General Regulations; or b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. 3. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of the isolation. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The hotel or motel use may include ancillary meeting and conference facilities for the resident clientele and guests of residents, but not the general public. 6. The hotel or motel use may not include restaurant, retail, or office uses. 7. For attached or stacked dwelling units, this yard may be reduced to 0′ 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 the otherwise-applicable minimum required yard.
.030	Hotel or Motel		None							B	E	1 per each room.	

The minimum dimension of any yard, other than those listed, is 5′.

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Section 60.32 **Zone PLA5A** USE ZONE CHART

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

Section 60.32	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′,but 2 side yards must equal at least 15′.	10′	60%	25′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20′ See Spec Reg 3	5′,but 2 side yards must equal at least 15′.	10′ See Spec Reg 4		30′ above average building elevation.	D		1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

The required yard of any structure abutting a lot containing a low density use within PLA 5 must be increased 1′ for each 1′ that structure exceeds 20′ above average building elevation.

3. The side yard may be reduced to 0′ 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 5′; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5 zone.

4. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5 zone.

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

Section 60.37	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	(Reserved)											
.020	Attached or Stacked Dwelling Units	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	30′ above average building elevation.	D	A	1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Office Use		None						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.

The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1′ for each 1′ that structure exceeds 20′ above average building elevation.

See Spec Reg 3

See Spec Reg 4

3. The side yard may be reduced to 0′ 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 5′; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.
4. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that this special regulations shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.

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Zone PLA5B

USE ZONE CHART

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

Section 60.37	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	30′ above average building elevation.	C	D	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Primary vehicular access must be directly from 6th Street or 4th Avenue. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1′ for each 1′ that structure exceeds 20′ above average building elevation. See Spec Reg 6

See Spec Reg 7

6. The side yard may be reduced to 0′ 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 5′; provided, that this special regulations shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.
7. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that this special regulations shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.

O-4072

Section 60.42

Zone PLA5C

USE ZONE CHART

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

Section 60.42 USE ⇩	REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Units	None	3,600 sq. ft.	20′	5′,but 2 side yards must equal at least 15′.	10′	70%	25′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5′, but 2 side yards must equal at least 15′. See Spec Reg 4	10′. See Spec Reg 5		If the development contains at least 1 acre, then the lower of: 6 stories or 60′ above average building elevation. Otherwise, 30′ above average building elevation.	D		1.7 per unit.	1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

4. The side yard may be reduced to 0' 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 5'.
5. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

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

Section 60.42	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20′	5′, but 2 side yards must equal at least 15′. See Spec Reg 6	10′ See Spec Reg 7	70%	If the development contains at least 1 acre, then the lower of: 6 stories or 60′ above average building elevation. Otherwise, 30′ above average building elevation.	C	D	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

6. The side yard may be reduced to 0′ 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 5′.
7. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

Zone PLA5D

USE ZONE CHART

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

Section 60.47	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Units	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′	10′	60%	25′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5′, but 2 side yards must equal at least 15′ See Spec Reg 3	10′. See Spec Reg 4		If the development contains at least 1 acre, then the lower of: 4 stories or 40′ above average building elevation. Otherwise, 30′ above average building elevation.	D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

3. The side yard may be reduced to 0′ 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 5′.
4. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

Zone PLA5E

USE ZONE CHART

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

Section 60.52	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	25′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5′, but 2 side yards must equal at least 15′. See Spec Reg 3	10′. See Spec Reg 4		30′ above average building elevation.	D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. The side yard may be reduced to 0′ 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 5′.
4. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

Zone PLA6A

USE ZONE CHART

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

Section 60.57	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5′, but 2 side yards must equal at least 15′. See Spec Reg 3	10′. See Spec Reg 4			D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. The side yard may be reduced to 0′ 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 5′.
4. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

Zone PLA6B

USE ZONE CHART

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

Section 60.62	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. per dwelling unit.		5′, but 2 Side yards Must equal At least 15′. See Spec Reg 3	10′. See Spec Reg 4			D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Office Use	None	7,200 sq. ft.						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.

3. The side yard may be reduced to 0′ 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 5′.
4. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

Zone PLA6B

USE ZONE CHART

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

Section 60.62	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. per dwelling unit.	20′	5′, but 2 side yards must equal at least 15′. See Spec Reg 5	10′ See Spec Reg 6	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation.	C	D	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. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 4. 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.
.050	Funeral Home or Mortuary	Process I, Chapter 145 KZC.	7,200 sq. ft.		20′ on each side	20′				B		
.060	Church	None									1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

5. The side yard may be reduced to 0′ 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 5′.
6. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

(Revised 9/03)

Zone PLA6D

USE ZONE CHART

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

Section 60.72	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units	If less than 3,600 sq. ft. of lot area per unit, then Process I, Chapter 145. Otherwise, None. See Special Regulation 2.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5′, but 2 side yards must equal at least 15′. See Spec Reg 4	10′. See Spec Reg 5			D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If proposed development contains less than 3,600 square feet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/frontage on the right-of-way. a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South: 20 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements. b. On 4th Avenue South: 24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side. 3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

4. The side yard may be reduced to 0′ 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 5′.
5. The rear yard may be reduced to 0′ if the rar of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

Zone PLA6F

USE ZONE CHART

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

Section 60.82	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. per dwelling unit		5′, but 2 side yards must equal at least 15′. See Spec Reg 3	10′. See Spec Reg 4			D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.

3. The side yard may be reduced to 0′ 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 5′.
4. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

Zone PLA6G

USE ZONE CHART

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

Section 60.87	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Attached or Stacked Dwelling Units. See Special Regulation 6.	None	3,600 sq. ft. per dwelling unit	20′	5′, but 2 side yards must equal at least 15′. See Spec Reg 7	10′ See Spec Reg 8	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	D	A	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more places each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details. 4. Site design must provide for a bicycle and pedestrian path connection to Lakeview Elementary School and be available for public use. 5. All vehicular access shall be from 7th Avenue South. Access from 5th Place South is prohibited. 6. This use is only permitted south of 7th Avenue South and only if the entire PLA6G zone south of 7th Avenue South is included.

7. The side yard may be reduced to 0′ 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 5′.
8. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

Zone PLA6H

USE ZONE CHART

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

Section 60.92	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	25′ above average building elevation.	E See Spec. Reg. 2.	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	Process IIA, Chapter 150 KZC.	2 acres with at least 3,600 sq. ft. per unit.	20′ See Special Regulation 1. See Spec Reg 5	5′, but 2 side yards must equal at least 15′.	10′ See Spec Reg 6			D See Spec. Reg. 2.		1.7 per unit.	1. Buildings may not be closer than 40 feet to any low density zone. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone. 3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church		7,200 sq ft.	20′	20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

5. The side yard may be reduced to 0′ 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 5′; provided, that this special regulation shall not supersede special regulation 1.
6. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that this special regulation shall not supersede special regulation 1.

O-4072

Zone PLA6I

USE ZONE CHART

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

Section 60.97	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	10′	5′, but 2 side yards must equal at least 15′.	10′	60%	30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 2,400 sq. ft. per unit.	20′	5′, but 2 side yards must equal at least 15′. See Spec Reg 3	10′ See Spec Reg 4			D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. The side yard may be reduced to 0′ 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 5′.
4. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

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

Section 60.102	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5′, but 2 side yards must equal at least 15′. See Spec Reg 3	10′ See Spec Reg 4			D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq. ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. The side yard may be reduced to 0′ 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 5′.
4. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

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Zone PLA6K

USE ZONE CHART

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

Section 60.107	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 2,400 sq. ft. per unit.		5′, but 2 side yards must equal at least 15′. See Spec Reg 3	10′ See Spec Reg 4			D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. The side yard may be reduced to 0′ 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 5′.
4. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

Zone PLA7A

USE ZONE CHART

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

Section 60.112	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	If development will result in a low density use being bordered on two sides by higher density uses, then Process I, Chapter 145 KZC. Otherwise, None.	3,600 sq. ft. with at least 2,400 sq. ft. per unit.		5′, but 2 side yards must equal at least 15′. See Spec Reg 3	10′ See Spec Reg 4			D		1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. The side yard may be reduced to 0' 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 5'.
4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Ord. 3072

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

Section 60.117	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	If development will result in a low density use being bordered on two sides by higher density uses, then Process I, Chapter 145 KZC. Otherwise, None.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5′, but 2 side yards must equal at least 15′. See Spec Reg 4	10′ See Spec Reg 5			D		1.7 per unit.	1. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 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 0′ 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 5′. 5. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

O-4072

Zone PLA7C

USE ZONE CHART

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

Section 60.122	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	If development will result in a low density use being bordered on two sides by higher density uses, then Process I, Chapter 145 KZC. Otherwise, None	3,600 sq. ft. per unit.		5′, but 2 side yards must equal at least 15′. See Spec Reg 3	10′ See Spec Reg 4			D		1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of an area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. The side yard may be reduced to 0′ 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 5′.
4. The rear yard may be reduced to 0′ 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 60.192	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	5,000 sq. ft.	20′	5′ on each side. See Spec. Reg. 2.	10′	70%	30′ above average building elevation.	E	A	2.0 per dwelling unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC.	5,000 sq. ft. per unit		5′, but 2 side yards must equal at least 15′. See Spec Reg 5.	10′. See Spec Reg 6.			D		1.7 per unit. See Spec. Reg. 4.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. The common recreational open space requirements may be waived if the City determines that preservation of environmentally sensitive areas provides a superior open space function. 3. If the subject property contains eight or more units, then the parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands. 4. Adjacent to NE 90th Street and existing institutional parking lots, the property must include dense landscaping and a fence or screen wall which provide screening for this use.

5. The side yard may be reduced to 0′ 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 5′.
6. The rear yard may be reduced to 0′ if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

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Zone RM

USE ZONE CHART

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

Section 20.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Units	None	5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 6	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM 5.0.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.						D See Spec. Reg. 5.		1.7 per unit.	1. Minimum amount of lot area per dwelling unit is as follows: a. In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. b. In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. c. In RM 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. d. In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. 4. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. REGULATIONS CONTINUED ON NEXT PAGE

ATTACHMENT 9 TO ORDINANCE ATTACHMENT A

O-4072

Zone RM

USE ZONE CHART

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

Section 20.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.020	Detached, Attached or Stacked Dwelling Units (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.
.030	Church	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	20′	20′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	C See Spec. Reg. 3.	B	1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 2.	1. The property must be served by a collector or arterial street. 2. No parking is required for day-care or school ancillary to the use. 3. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.

6. Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.

O-4072

Zone PR

USE ZONE CHART

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

Section 25.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Units	None	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft.	20′	5′ but 2 side yards must equal at least 15′.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	E	A	2.0 per dwelling unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.					See Spec. Reg. 4	D		1.7 per unit.	1. Minimum amount of lot area per dwelling unit is as follows: a. In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft. b. In PR 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. c. In PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. d. In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. e. In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

4 Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.

O-4072

Zone PR

USE ZONE CHART

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

Section 25.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Spec. Reg. 1.	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a residential density as established on the Zoning Map. See Spec. Reg. 2.	20′	5′ but 2 side yards must equal at least 15′.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 6	C	D	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Minimum amount of lot area per dwelling unit is as follows: a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet. b. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet. c. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet. d. In PR 2.4 zones, the minimum lot area per unit is 2,400 square feet. e. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

6. Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.

O-4072

Zone PLA6A

USE ZONE CHART

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

Section 60.57	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation. See Spec. Reg. 3	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. Where the 25′ height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30′, then a structure height of 30′ above average building elevation is allowed.

O-4072

Zone PLA6B

USE ZONE CHART

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

Section 60.62	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation. See Spec. Reg. 3	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. per dwelling unit.						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Office Use	None	7,200 sq. ft.						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.

3. Where the 25′ height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30′, then a structure height of 30′ above average building elevation is allowed.

O-4072

Zone PLA6B

USE ZONE CHART

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

Section 60.62	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. per dwelling unit.	20′	5′, but 2 side yards must equal at least 15′.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation. See Spec. Reg. 5	C	D	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. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 4. 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.
.050	Funeral Home or Mortuary	Process I, Chapter 145 KZC.	7,200 sq. ft.		20′ on each side	20′				B		
.060	Church	None									1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

.5 Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.

O-4072

Zone PLA6D

USE ZONE CHART

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

Section 60.72	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 4	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units	If less than 3,600 sq. ft. of lot area per unit, then Process I, Chapter 145. Otherwise, None. See Special Regulation 2.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If proposed development contains less than 3,600 square feet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/frontage on the right-of-way. a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South: 20 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements. b. On 4th Avenue South: 24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side. 3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

4 Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.

O-4072

Zone PLA6F

USE ZONE CHART

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

Section 60.82	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 3	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. per dwelling unit						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.

3 Where the 25′ height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30′, then a structure height of 30′ above average building elevation is allowed.

O-4072

Zone PLA6G

USE ZONE CHART

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

Section 60.87	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Attached or Stacked Dwelling Units. See Special Regulation 6.	None	3,600 sq. ft. per dwelling unit	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 7	D	A	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more places each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details. 4. Site design must provide for a bicycle and pedestrian path connection to Lakeview Elementary School and be available for public use. 5. All vehicular access shall be from 7th Avenue South. Access from 5th Place South is prohibited. 6. This use is only permitted south of 7th Avenue South and only if the entire PLA6G zone south of 7th Avenue South is included.

7. Where the 25′ height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30′, then a structure height of 30′ above average building elevation is allowed.

O-4072

Zone PLA6H

USE ZONE CHART

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

Section 60.92	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	25′ above average building elevation. See Spec. Reg. 5	E See Spec. Reg. 2.	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	Process IIA, Chapter 150 KZC.	2 acres with at least 3,600 sq. ft. per unit.	20′	5′, but 2 side yards must equal at least 15′. See Special Regulation 1.	10′			D See Spec. Reg. 2.		1.7 per unit.	1. Buildings may not be closer than 40 feet to any low density zone. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone. 3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church		7,200 sq ft.	20′	20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

5. Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.

O-4072

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

Section 60.102	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 3	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.						D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq. ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.

O-4072

Zone PLA7A

USE ZONE CHART

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

Section 60.112	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 3	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	If development will result in a low density use being bordered on two sides by higher density uses, then Process I, Chapter 145 KZC. Otherwise, None.	3,600 sq. ft. with at least 2,400 sq. ft. per unit.						D		1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. Where the 25′ height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30′, then a structure height of 30′ above average building elevation is allowed.

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

Section 60.117	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 4	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	If development will result in a low density use being bordered on two sides by higher density uses, then Process I, Chapter 145 KZC. Otherwise, None.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.						D		1.7 per unit.	1. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

4. Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.

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

Section 60.122	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 3	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units	If development will result in a low density use being bordered on two sides by higher density uses, then Process I, Chapter 145 KZC. Otherwise, None	3,600 sq. ft. per unit.						D		1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20′ on each side	20′	70%		C	B	1 for every 4 people based on maximum occupancy load of an area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. Where the 25′ height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30′, then a structure height of 30′ above average building elevation is allowed.

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Zone RS

USE ZONE CHART

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

USE	REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.090	Public Park	~~See Special Regulations 1 and 2.~~	~~None~~	~~Will be determined on case-by-case basis.~~					--	~~B~~	~~See KZC 105.25.~~	~~1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:~~ ~~a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;~~ ~~b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:~~ ~~1) A description of the proposal;~~ ~~2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;~~ ~~3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;~~ ~~4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;~~ ~~5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and~~ ~~6) A recommended action by the City Council.~~ ~~c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:~~ ~~1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and~~ ~~2) It is consistent with the public health, safety, and welfare;~~ ~~3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.~~ ~~REGULATIONS CONTINUED ON NEXT PAGE~~

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

ATTACHMENT 10 TO
ORDINANCE ATTACHMENT A

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

	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.090	Public Park (continued)											~~REGULATIONS CONTINUED FROM PREVIOUS PAGE~~ In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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(Revised 12/02)

Zone RSX

USE ZONE CHART

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

Section 17.10	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.090	Public Park	See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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

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(Revised 12/02)

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

Section 17.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.090	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PO

USE ZONE CHART

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

Section 27.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Public Park	See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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

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Zone PO

USE ZONE CHART

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

Section 27.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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(Revised 12/02)

Zone WDI

USE ZONE CHART

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

Section 30.15 USE	REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	North Property Line	South Property Line	High Water Line	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)
.070	Public Park	~~See Special Regulations 1 and 2.~~	~~None~~	~~Will be determined on a case-by-case basis.~~							B	~~See KZC 105.25~~.	~~1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:~~ ~~a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;~~ ~~b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:~~ ~~1) A description of the proposal;~~ ~~2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;~~ ~~3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;~~ ~~4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;~~ ~~5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and~~ ~~6) A recommended action by the City Council.~~ ~~c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:~~ ~~1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and~~ ~~2) It is consistent with the public health, safety, and welfare;~~ ~~3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.~~ ~~REGULATIONS CONTINUED ON NEXT PAGE~~

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 30.15 USE ⇩	REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): North Property Line	MINIMUMS: REQUIRED YARDS (See Ch. 115): South Property Line	MINIMUMS: REQUIRED YARDS (See Ch. 115): High Water Line	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Public Park (continued)												~~REGULATIONS CONTINUED FROM PREVIOUS PAGE~~ In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment. 1. ~~3.~~ The provisions of Chapter 90 KZC, limiting development in and around wetlands, do not apply to a public park, if the development is approved as part of a Master Plan. 2. ~~4.~~ This use may include a public access pier or boardwalk. See KZC 30.15.030 for regulations regarding these uses.

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(Revised 12/02)

Zone WDII

USE ZONE CHART

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

Section 30.25 USE	REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	North Property Line	South Property Line	High Water Line	Side Property Line	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)
.050	Public Park	~~See Spec. Regs. 1 and 2.~~	~~None~~	~~Will be determined on a case-by-case basis.~~							--	~~B~~	~~See KZC 105.25.~~	~~1. Except as provided in Special Regulation 2 below, any~~ development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. REGULATIONS CONTINUED ON NEXT PAGE

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

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(Revised 12/04)

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

Section 30.25 USE ⇩	REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	North Property Line	South Property Line	High Water Line	Side Property Line	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)
.050	Public Park (continued)													~~REGULATIONS CONTINUED FROM PREVIOUS PAGE~~ ~~In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:~~ ~~a. Location, dimensions, and uses of all active and passive recreation areas;~~ ~~b. Potential users and hours of use;~~ ~~c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;~~ ~~d. Landscaping;~~ ~~e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.~~ ~~2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:~~ ~~a. Lighting for outdoor nighttime activities;~~ ~~b. The construction of any building of more than 4,000 square feet;~~ ~~c. The construction of more than 20 parking stalls;~~ ~~d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.~~ 1. ~~X~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulations, for more details. 2. ~~X~~ The provisions of Chapter 90 KZC limiting development in and around wetlands do not apply to a public park if the development is approved as part of a Master Plan. 3. ~~X~~ This use may include a public access pier or boardwalk. See KZC 30.15.030 for regulations regarding these uses.

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(Revised 12/04)

Zone WDIII

USE ZONE CHART

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

Section 30.35	USE ⇩	REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): North Property Line	MINIMUMS: REQUIRED YARDS (See Ch. 115): South Property Line	MINIMUMS: REQUIRED YARDS (See Ch. 115): High Water Line	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.060	Public Park		See Special Regulations 4 and 5.	None	Will be determined on a case-by-case basis.						--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board; b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare; 3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040. REGULATIONS CONTINUED ON NEXT PAGE

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

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(Revised 12/02)

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

Section 30.35 USE ⇩	REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	North Property Line	South Property Line	High Water Line	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)
.060	Public Park (continued)												~~REGULATIONS CONTINUED FROM PREVIOUS PAGE~~ ~~In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:~~ ~~a. Location, dimensions, and uses of all active and passive recreation areas;~~ ~~b. Potential users and hours of use;~~ ~~c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;~~ ~~d. Landscaping;~~ ~~e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.~~ ~~2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:~~ ~~a. Lighting for outdoor nighttime activities;~~ ~~b. The construction of any building of more than 4,000 square feet;~~ ~~c. The construction of more than 20 parking stalls;~~ ~~d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.~~ 1. ~~3.~~ The provisions of Chapter 90 KZC, limiting development in and around wetlands, do not apply to a public park if the development is approved as part of a Master Plan. 2. ~~4.~~ This use may include a public access pier or boardwalk. See KZC 30.35.030 for regulations regarding these uses.

O-4072

(Revised 12/02)

Zone FCIII

USE ZONE CHART

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

Section 35.30	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Public Park	See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board; b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare; 3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040. REGULATIONS CONTINUED ON NEXT PAGE

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

O-4072

Zone FCIII

USE ZONE CHART

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

Section 35.30	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

O-4072

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

Section 40.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.180	Public Park	See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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

O-4872

Zone BC

USE ZONE CHART

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

Section 45.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.190	Public Park	See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board; b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare; 3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040. REGULATIONS CONTINUED ON NEXT PAGE

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

O-4072

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

Section 45.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.190	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

O-4072

Zone BCX

USE ZONE CHART

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

Section 47.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.150	Assisted Living Facility See Spec. Reg. 3.	None	None	Same as those regulations for the ground floor use. See Spec. Reg. 3.						A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. This use may not be located on the ground floor of a structure. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.160	Convalescent Center or Nursing Home			20′	0′	0′	80%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.170	Public Utility								A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.180	Government Facility Community Facility								C See Spec. Reg. 1.			
.190	Public Parks	~~See Special Regulations 1 and 2.~~	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	1. ~~Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:~~ ~~a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.~~ ~~b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:~~ ~~1) A description of the proposal;~~ ~~2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;~~ ~~3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;~~ ~~4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;~~ REGULATIONS CONTINUED ON NEXT PAGE

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

O-4072

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

Section 47.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.190	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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

Section 50.12	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	0	0	0	100%	2 to 5 stories above each abutting right-of-way.	D	A	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.110	Public Utility, Government Facility, or Community Facility							2 to 4 stories above each abutting right-of-way.	D See Special Reg. 1.	B	See KZC 50.60 and 105.25.	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.
.120	Public Park			~~Will be determined on a case-by-case basis.~~								

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

O-4072

Section 50.17 **Zone CBD-2** USE ZONE CHART

Section 50.17	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.130	Public Utility	D.R., Chapter 142 KZC.	None	0′	0′	0′	100%	2 stories above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	B	See KZC 50.60 and 105.25.	1. May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole. 2. No structures, other than moorage structures, may be waterward at the high water-line. For regulations regarding moorages, see the moorage listings in this zone.
.140	Government Facility											
.150	Community Facility											
.160	Public Park			~~Will be determined on a case-by-case basis.~~					--			~~1. The design and facilities of the park should emphasize its waterfront location.~~

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

O-4072

Zone CBD-3

USE ZONE CHART

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

Section 50.27	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	20′	0	0	80%	3 stories above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.120	Public Utility			20′ See Spec. Reg. 3.					C See Special 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 nearby uses. 2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 3. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.130	Government Facility or Community Facility								D See Special Regs. 1 and 2.			
.140	Public Park		~~Will be determined on a case-by-case basis.~~						--	~~B~~	~~See KZC 105.25.~~	

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

O-4072

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

Section 50.32	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.090	School, Day Care or Mini-School or Day Care Center	D.R., Chapter 142 KZC.	None	10′	0	0	100%	4 stories above average building elevation of existing grade.	D	B	See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. Structured play areas must be setback from all property lines by at least five feet. 4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.100	Assisted Living Facility								D See Spec. Reg. 3.	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. Landscape Category C is required if subject property is adjacent to Planned Area 6C.
.110	Detached Dwelling Units	None	3,600 sq. ft.	20′	5′, but 2 side yards must be at least 15′.	10′	60%	If adjoining a low density zone, then 25′ above average building elevation. Otherwise, 30′ above building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Public Utility, Government Facility, or Community Facility	D.R., Chapter 142 KZC.	None	10′	0	0	100%	4 stories above average building elevation of existing grade.	D See Spec. Reg. 1	B	See KZC 105.25.	1. Landscape Category C is required if subject property is adjacent to Planned Area 6C. Landscape Category A or B may be required depedning on the type of use on the subject property and impacts associated with the use on nearby uses.
.130	Public Park			~~Will be determined on a case by case basis.~~					--			

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

O-4072

Section 50.37 Zone CBD-5 USE ZONE CHART

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

Section 50.37	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.120	Public Utility, Government Facility, or Community Facility	D.R., Chapter 142 KZC.	None	20′	0	0	80%	3 to 5 stories above average building elevation.	D See Special Reg. 1.	B	See KZC 105.25.	1. Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Avenue. 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 nearby uses. 2. Site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.
.130	Public Park			~~Will be determined on a case-by-case basis.~~								~~1. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.~~

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

O-4072

Section 50.42

Zone CBD-6

USE ZONE CHART

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

Section 50.42	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Church	D.R., Chapter 142 KZC.	None	20′ See Special Regulations 1 and 6.	10′	10′	80%	4 stories above average building elevation. See also Special Regulation 2.	D See Spec. Reg. 3.	B	See KZC 105.25. See Special Regulation 5.	1. For any portion of a structure on the subject property within 40 feet of Seventh Avenue or Fifth Street north of Sixth Avenue that does not exceed 30 feet above average building elevation, the minimum required side yards are five feet, but two side yards must equal at least 15 feet. 2. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street as measured at the midpoint of the frontage of the subject property on Fifth Street. 3. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 4. 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 nearby uses. 5. No parking is required for daycare or school ancillary to the church use. 6. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.120	Public Utility, Government Facility, or Community Facility								D See Spec. Regs. 3 and 4.		See KZC 105.25.	
.130	Public Park			~~Will be determined on a case by case basis.~~					--			

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

O-4072

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

Section 50.47	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC.	None	20′	0	0	80%	3 stories above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.120	Stacked or Attached Dwelling Units See Special Regulation 1.										1.7 per unit.	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.130	Public Utility, Government Facility, or Community Facility								D See Spec. Reg. 1.	B	See KZC 105.25.	1. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 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 nearby uses.
.140	Public Park			~~Will be determined on a case-by-case basis.~~					--			

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

O-4072

Zone CBD-8

USE ZONE CHART

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

Section 50.52	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	10′	0	0	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.	D	A	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 4. This use is not permitted on the street level floor adjacent to Central Way. 5. If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 6. Ground floor porches 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 facade of the structure.
				See Special Regulation 6.								
.110	Stacked or Attached Dwelling Units			10′	0′	0′					1.7 per unit. See KZC 50.60.	1. This use is not permitted on the street level floor adjacent to Central Way. 2. If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 3. Ground floor porches 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 facade of the structure.
				See Special Regulation 3.								
.120	Public Utility, Government Facility, or Community Facility			0′	0′	0′			D See Spec. Reg. 1.	B	See KZC 50.60 and 105.25.	1. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. 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 nearby uses.
.130	Public Park			~~Will be determined on a case-by-case basis.~~					--			

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

O-4072

Zone JBD-1

USE ZONE CHART

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

Section 52.12	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.190	Public Parks	D.R., Chapter 142 KZC. See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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

O-4072

Zone JBD-2

USE ZONE CHART

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

Section 52.17	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.180	Public Parks	~~D.R., Chapter 142 KZC. See Special Regulations 1 and 2.~~	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	~~1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.~~

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

REGULATIONS CONTINUED ON NEXT PAGE

O-2072

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

Section 52.17	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.180	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

O-4072

Zone JBD-3

USE ZONE CHART

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

Section 52.22	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.090	Public Parks	D.R., Chapter 142 KZC. See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.					See General Regulations.	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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

O-4072

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

Section 52.22	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.090	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

O-4072

Zone JBD-4

USE ZONE CHART

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

Section 52.27	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.160	Public Parks	D.R., Chapter 142 KZC. See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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

O-4072

Zone JBD-4

USE ZONE CHART

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

Section 52.27	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.160	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

O-4072

Zone JBD-5

USE ZONE CHART

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

Section 52.32	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.150	Public Parks	D.R., Chapter 142 KZC. See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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

O-4072

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

Section 52.32	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.150	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment. 3. See KZC 52.35 for regulations regarding bulkheads and land surface modification.
.160	Public Access Pier or Boardwalk	D.R., Chapter 142 KZC.	None	Landward of the high waterline 0′ 0′ 0′ Waterward of the high waterline 0′ 10′ 0′ See also Spec. Reg. 8.			--	Pier decks may not be more than 24 feet above mean sea level. Diving boards and similar features may not be more than 3 feet above the deck.	--	See Spec. Reg. 7.	--	1. No accessory uses, buildings, or activities may be permitted as part of this use. 2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use. 3. May not treat structures with creosote, oil base, or toxic substances. 4. Must provide at least one covered and secured waste receptacle. 5. All utility lines must be below the pier deck and, where feasible, underground. 6. Piers must be adequately lit; the source of the light must not be visible from off the subject property. 7. The pier or boardwalk must display the street address of the subject property. The address must be oriented to and visible from the lake with letters and numbers at least four inches high. 8. The side property line yards may be reduced for over water public access piers or boardwalks which connect with waterfront public access on adjacent property. 9. See KZC 52.35 for regulations regarding bulkheads and land surface modification. 10. This development may also be regulated under the City's Shoreline Master Program; consult that document. 11. May not use land waterward of the high waterline to determine lot size or to calculate allowable density.

O-4072

Zone JBD-6

USE ZONE CHART

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

Section 52.42	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.140	Public Parks	D.R., Chapter 142 KZC. See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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

O-4072

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

Section 52.42	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.140	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

O-4072

Zone NRH1A

USE ZONE CHART

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

Section 54.06	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.170	Public Park	D.R., Chapter 142 KZC. See Special Regs. 1 and 2.	None	Will be determined on a case-by-case basis.					–	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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

O-4072

Zone NRH1A

USE ZONE CHART

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

Section 54.06	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.170	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone NRH1B

USE ZONE CHART

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

Section 54.12	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Assisted Living Facility See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.	None	Same as regulations for the ground floor use.				5 stories above abutting right-of-way.	Same as regulations for the ground floor use.	A	1 per assisted living unit.	1. This use may be located on the street level floor of a building only if there is a commercial space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the commercial space if the applicant demonstrates that the proposed configuration of the commercial use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 2. 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			10′	0′	0′	80%	5 stories above abutting right-of-way.	C	B	1 for each bed.	
.130	Public Utility							2 stories above abutting right-of-way.	A	B	See KZC 105.25.	
.140	Government Facility or Community Facility								C 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.
.150	Public Park	~~See Spec.~~ Regs. 1 and 2.		Will be determined on a case-by-case basis.					–			1. Except as provided for in Special Regulation 2 below, any ~~development~~ or use of a park must occur consistent with a ~~Master Plan.~~ A Master Plan shall be reviewed through a ~~community review~~ process, established by the Parks and Community ~~Services~~ Director, which shall include at a minimum: a. ~~One~~ formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) ~~A~~ description of the proposal; 2) An ~~analysis of the~~ consistency of the proposal with adopted Comprehensive Plan ~~policies, including~~ the pertinent Park and Recreation Comprehensive Plan policies; REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 54.12	USE ⇩	REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): Side	MINIMUMS: REQUIRED YARDS (See Ch. 115): Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.150	Public Park (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone NRH2

USE ZONE CHART

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

Section 54.18	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Assisted Living Facility See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	20′	5′ but 2 side yards must equal at least 15′	10′	70%	30′ above average building elevation.	D	A	1 per assisted living unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.080	Convalescent Center or Nursing Home								C	B	1 for each bed.	
.090	Public Utility								A		See KZC 105.25.	
.100	Government Facility or Community Facility								C 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.
.110	Public Park	~~See Special Regs. 1 and 2.~~	None	Will be determined on a case-by-case basis.					–			~~1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council.~~

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

REGULATIONS CONTINUED ON NEXT PAGE

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

Section 54.18	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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

Section 54.24	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Assisted Living Facility See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	20′	5′ but 2 side yards must equal at least 15′	10′	70%	30′ above average building elevation.	D	A	1 per assisted living unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.080	Convalescent Center or Nursing Home								C	B	1 for each bed.	
.090	Public Utility								A		See KZC 105.25.	
.100	Government Facility or Community Facility								C 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.
.110	Public Park	See Spec. Regs. 1 and 2.	None	Will be determined on a case-by-case basis.					–	B		1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 54.24	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): Side	MINIMUMS: REQUIRED YARDS (See Ch. 115): Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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

Section 54.30	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.150	Assisted Living Facility See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	20′	0′	0′	80%	30′ above average building elevation.	C	A	1 per assisted living unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.160	Convalescent Center or Nursing Home								C	B	1 for each bed.	
.170	Public Utility								A		See KZC 105.25.	
.180	Government Facility Community Facility								C 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.
.190	Public Park	See Spec. Regs. 1 and 2.		Will be determined on a case-by-case basis.					–			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 54.30	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.190	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.
.200	High Technology See Spec. Regs. 1, 2, and 3.	D.R., Chapter 142 KZC.	None	20′	0′	0′	80%	30′ above average building elevation.	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 Outdoor Use, Activity and Storage.

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Section 54.36

Zone NRH5

USE ZONE CHART

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

Section 54.36	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Assisted Living Facility See Spec. Regs. 1, 2 and 3.	D.R., Chapter 142 KZC.	None	10′	5′ but 2 side yards must equal at least 15′.	10′	70%	30′ above average building elevation.	D	A	1 per assisted living unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 3. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.
.080	Convalescent Center or Nursing Home								C	B	1 for each bed.	
.090	Public Utility								A		See KZC 105.25.	
.100	Government Facility Community Facility See Spec. Reg. 1.								C See Spec. Reg. 2.			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.110	Public Park	~~See Special Regs. 1 and 2.~~		Will be determined on a case-by-case basis.					–			1. Except as provided for in Special Regulation 2 below, ~~any development~~ or use of a park must occur consistent ~~with a Master~~ Plan. A Master Plan shall be reviewed ~~through~~ a community review process, established by ~~the Parks~~ and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by ~~appropriate public~~ notice. ~~REGULATIONS CONTINUED ON NEXT PAGE~~

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

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(Revised 9/03)

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

Section 54.36	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone NRH6

USE ZONE CHART

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

Section 54.42	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Assisted Living Facility See Spec. Regs. 1, 2 and 3.	D.R., Chapter 142 KZC.	None	10′	5′ but 2 side yards must equal at least 15′.	10′	70%	30′ above average building elevation.	D	A	1 per assisted living unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 3. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.
.080	Convalescent Center or Nursing Home								C	B	1 for each bed.	
.090	Public Utility								A		See KZC 105.25.	
.100	Government Facility Community Facility See Spec. Reg. 1.								C See Spec. Reg. 2.			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.110	Public Park	~~See Spec~~ Regs. 1 and 2.		Will be determined on a case-by-case basis.					–			1. Except as provided for in Special Regulation 2 below, ~~any development~~ or use of a park must occur ~~consistent with a~~ Master Plan. A Master Plan shall be ~~reviewed through~~ a community review process, established by ~~the~~ Parks and Community Services Director, which shall include at a minimum: ~~a. One~~ formal public hearing, conducted by the Parks Board, preceded by ~~appropriate public notice.~~ REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 54.42	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Section 55.09

Zone TL 1A

USE ZONE CHART

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

Section 55.09	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.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			~~Will be determined on a case-by-case basis.~~								

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

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Section 55.15

Zone TL 1B

USE ZONE CHART

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	Height of Structure				
				Front	Side	Rear						
.100	Public Utility	D.R., Chapter 142 KZC	None	10′ See Spec. Reg. 1.	0′	0′	80%	40′ above average building elevation. See Spec. Reg. 2.	A	B	See KZC 105.25.	1. Twenty-foot yard required where properties abut NE 132nd Street. 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.
.110	Government Facility or Community Facility								C			1. Twenty-foot yard required where properties abut NE 132nd Street. 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. 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 us on the nearby uses.
.120	Public Park			~~Will be determined on a case-by-case basis.~~								

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

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Zone TL 2

USE ZONE CHART

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

Section 55.21	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.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.	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. 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.	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.	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.
.130	Public Utility, Government Facility and Community Facility								D See Spec. Reg. 2.		See KZC 105.25.	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		~~None~~	~~Will be determined on a case-by-case basis.~~								

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

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

USE ZONE CHART

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

Section 55.27	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.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	See Spec. Regs. 1 and 2.		Will be determined on case-by-case basis.					--			1. Except as provided in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed master plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed master plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the master plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare; REGULATIONS CONTINUED ON NEXT PAGE

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

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

USE ZONE CHART

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

Section 55.27	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a master plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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(Revised 9/06)

Zone PLA1

USE ZONE CHART

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

Section 60.12	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.040	Public Utility	Process IIA, Chapter 150 KZC.	None	20′	10′ on each side	10′	70%	25′ above average building elevation.	A	B	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details. 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.
.050	Government Facility								C See Spec. Reg. 3.			
.060	Community Facility	Process IIB, Chapter 152 KZC.										
.070	Public Park	~~See Special Regulations 1 and 2.~~		Will be determined on a case-by-case basis.					--			~~1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board; b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and~~

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

REGULATIONS CONTINUED ON NEXT PAGE

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

Section 60.12	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Public Park (continued)											~~REGULATIONS CONTINUED FROM PREVIOUS PAGE~~ ~~6) A recommended action by the City Council.~~ ~~c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:~~ ~~1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and~~ ~~2) It is consistent with the public health, safety, and welfare;~~ ~~3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.~~ ~~In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:~~ ~~a. Location, dimensions, and uses of all active and passive recreation areas;~~ ~~b. Potential users and hours of use;~~ ~~c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;~~ ~~d. Landscaping;~~ ~~e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.~~ ~~2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:~~ ~~a. Lighting for outdoor nighttime activities;~~ ~~b. The construction of any building of more than 4,000 square feet;~~ ~~c. The construction of more than 20 parking stalls;~~ ~~d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.~~ 1. ~~3.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.

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Zone PLA2

USE ZONE CHART

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

Section 60.17	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.030	Public Utility	Process IIA, Chapter 150 KZC.	None	20′	20′ on each side	10′	70%	25′ above average building elevation.	A	A	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.040	Government Facility				10′ on each side				B See Spec. Reg. 2.	B		
.050	Community Facility	Process IIB, Chapter 152 KZC.										
.060	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board; b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and REGULATIONS CONTINUED ON NEXT PAGE

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

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Zone PLA2

USE ZONE CHART

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

Section 60.17	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.060	Public Park (continued)											~~REGULATIONS CONTINUED FROM PREVIOUS PAGE~~ ~~2) It is consistent with the public health, safety, and welfare;~~ ~~3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.~~ ~~In addition to the features identified in KZC 5.10.565, the Master Plan shall identify the following:~~ ~~a. Location, dimensions, and uses of all active and passive recreation areas;~~ ~~b. Potential users and hours of use;~~ ~~c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;~~ ~~d. Landscaping;~~ ~~e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.~~ ~~2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:~~ ~~a. Lighting for outdoor nighttime activities;~~ ~~b. The construction of any building of more than 4,000 square feet;~~ ~~c. The construction of more than 20 parking stalls;~~ ~~d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.~~ 1. ~~2.~~ Portions of the park located within the wetlands must be devoted exclusively to passive recreation that is not consumptive of the natural environment.

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Zone PLA3A

USE ZONE CHART

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

Section 60.22	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Church	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.	20′	20′ on each side	20′	70%	30′ above average building elevation. See General Regulations.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 2.	1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard. 2. No parking is required for day-care or school ancillary to the use.
.110	Public Utility		None					30′ above average building elevation.	A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.120	Government Facility or Community Facility				10′ on each side	10′			C See Spec. Reg. 1.			
.130	Public Park	~~See Special Regulations 1 and 2.~~	Will be determined on a case-by-case basis.						--		See KZC 105.25.	1. ~~Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:~~ ~~a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;~~ ~~b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:~~ ~~1) A description of the proposal;~~ ~~2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;~~

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

REGULATIONS CONTINUED ON NEXT PAGE

O-4072

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

Section 60.22	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Public Park (continued)											~~REGULATIONS CONTINUED FROM PREVIOUS PAGE~~ 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare; 3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber ~~toys, slides, single basketball hoops, and similar equipment.~~ 1. ~~e.~~ Any portion of the park located within the wetland must be devoted exclusively to passive recreation that is not consumptive.

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Zone PLA3B

USE ZONE CHART

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

Section 60.27	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	North Property Line	South Property Line	High Water Line	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)
.080	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.						--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board; b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare; 3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040. REGULATIONS CONTINUED ON NEXT PAGE

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

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Section 60.27	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	North Property Line	South Property Line	High Water Line						
.080	Public Park (continued)												~~REGULATIONS CONTINUED FROM PREVIOUS PAGE~~ ~~In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:~~ ~~a. Location, dimensions, and uses of all active and passive recreation areas;~~ ~~b. Potential users and hours of use;~~ ~~c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;~~ ~~d. Landscaping;~~ ~~e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.~~ ~~2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:~~ ~~a. Lighting for outdoor nighttime activities;~~ ~~b. The construction of any building of more than 4,000 square feet;~~ ~~c. The construction of more than 20 parking stalls;~~ ~~d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.~~ 1. ~~2.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details. 2. ~~3.~~ The provisions of Chapter 90 KZC limiting development in and around wetlands do not apply to a public park if the development is approved as part of a Master Plan. 3. ~~4.~~ This use may include a public access pier or boardwalk. See KZC 30.15.030 through 30.15.050 for regulations regarding these uses.

(Revised 12/02)

Kirkland Zoning Code
356.1

Zone PLA5A

USE ZONE CHART

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

Section 60.32	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10′ on each side	10′	70%	30′ above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility	None	None		20′ on each side				A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.090	Government Facility or Community Facility	Process IIA, Chapter 150 KZC.			10′ on each side				C See Spec. Reg. 1			
.100	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.32	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA5B

USE ZONE CHART

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

Section 60.37	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Utility	Process I, Chapter 145 KZC.	None	20′	20′ on each side	20′	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.
				The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1′ for each 1′ that structure exceeds 20′ above average building elevation.								
.110	Government Facility or Community Facility			20′	10′ on each side	10′			C See Spec. Reg. 1.			
				The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1′ for each 1′ that structure exceeds 20′ above average building elevation.								
.120	Public Park	~~See Special Regulations 1 and 2.~~		Will be determined on a case-by-case basis.					--			~~1. Development and use of a park does not require a development permit under this Code if:~~ ~~a. A Master Plan for that park has been approved by the City and the proposed development and use is consistent with the Master Plan; or~~ ~~b. The proposed use and development will not involve:~~ ~~1) Lighting for outdoor nighttime activities; and~~ ~~2) The construction of any building of more than 4,000 square feet; and~~ ~~3) The construction of more than 20 parking stalls; and~~ ~~4) The development of any structured sports or activity areas.~~ ~~2. Any development or use of a park that does not meet the requirements of Special Regulation 1 must be approved through the Process IIB, Chapter 152 KZC. The City will use the following factors in determining what facilities and uses will be permitted:~~ ~~a. Ease of access to the park.~~ ~~b. Character of the neighborhood.~~ ~~c. Size, nature, and topography of the subject property.~~

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

0-4072

Zone PLA5C

USE ZONE CHART

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

Section 60.42	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.090	Convalescent Center or Nursing Home	Process I, Chapter 145 KZC.	7,200 sq. ft.	20′	10′ on each side	10′	70%	The lower of 6 stories or 60′ above average building elevation.	C	B	1 for each bed.	1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.100	Public Utility		None		20′ on each side				A		See KZC 105.25.	1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 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.
.110	Government Facility or Community Facility				10′ on each side				C See Spec. Reg. 2.			
.120	Public Park	~~See Special Regulations 1 and 2.~~	None	Will be determined on a case-by-case basis.					--			~~1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council.~~

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

REGULATIONS CONTINUED ON NEXT PAGE

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

Section 60.42	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.120	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA5D

USE ZONE CHART

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

Section 60.47	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10′ on each side	10′	70%	The lower of 4 stories or 40′ above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility		None		20′ on each side	20′			A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.090	Government Facility or Community Facility				10′ on each side	10′			C See Spec. Reg. 1			
.100	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.47	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA5E

USE ZONE CHART

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

Section 60.52	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10′ on each side	10′	70%	30′ above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility		None		20′ on each side				A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.090	Government Facility or Community Facility				10′ on each side				C See Spec. Reg. 1			
.100	Public Park	~~See Special Regulations 1 and 2.~~	None	Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.52	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6A

USE ZONE CHART

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

Section 60.57	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10′ on each side	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility		None		20′ on each side	20′			A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.090	Government Facility or Community Facility				10′ on each side	10′			C See Spec. Reg. 1.			
.100	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.57	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6B

USE ZONE CHART

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

Section 60.62	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Convalescent Center or Nursing Home	Process I, Chapter 145 KZC.	7,200 sq. ft.	20′	10′ on each side	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.110	Public Utility	Process IIA, Chapter 150 KZC.	None		20′ on each side	20′			A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.120	Government Facility or Community Facility				10′ on each side	10′			C See Spec. Reg. 1			
.130	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.62	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6C

USE ZONE CHART

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

Section 60.67	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.080	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.67	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.080	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6D

USE ZONE CHART

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

Section 60.72	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10′ on each side	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility		None		20′ on each side	20′			A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.090	Government Facility or Community Facility				10′ on each side	10′			C See Spec. Reg. 1			
.100	Public Park	See Special Regulations 1 and 2.	Will be determined on a case-by-case basis.						--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.72	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6E

USE ZONE CHART

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

Section 60.77	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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

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Zone PLA6E

USE ZONE CHART

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

Section 60.77	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6F

USE ZONE CHART

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

Section 60.82	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.080	Public Utility	None	None	20′	20′ on each side	20′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above 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.
.090	Government Facility or Community Facility	Process IIA, Chapter 150 KZC.			10′ on each side	10′			C See Spec. Reg. 1.			
.100	Public Park	~~See Special Regulations 1 and 2.~~		Will be determined on a case-by-case basis.					--	B	See KZC 105.25.	~~1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:~~ ~~a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.~~ ~~b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:~~ ~~1) A description of the proposal;~~ ~~2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;~~ ~~3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;~~ ~~4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;~~ ~~5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and~~ ~~6) A recommended action by the City Council.~~

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

REGULATIONS CONTINUED ON NEXT PAGE

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

Section 60.82	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6G

USE ZONE CHART

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

Section 60.87	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.140	Public Utility	Process IIA, Chapter 150 KZC.	None	20′	0′	0′	80%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 35′ above average building elevation, exclusive of parking levels.	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. 2. Site and building design shall be complementary with surrounding residential through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. 3. Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.
.150	Government Facility or Community Facility								C See Spec. Reg. 1.			
.160	Public Park	See Spec. Regs. 1 and 2.		Will be determined on case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. REGULATIONS CONTINUED ON NEXT PAGE

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

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Zone PLA6G

USE ZONE CHART

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

Section 60.87	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.160	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6H

USE ZONE CHART

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

Section 60.92	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq ft.	20′	10′ on each side.	10′	70%	25′ above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility		None		20′ on each side				A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.090	Government Facility or Community Facility				10′ on each side				C See Spec. Reg. 1.			
.100	Public Park	~~See Special Regulations 1 and 2.~~	None	Will be determined on a case-by-case basis.					--			~~1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare.~~

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

REGULATIONS CONTINUED ON NEXT PAGE

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

Section 60.92	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6i

USE ZONE CHART

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

Section 60.97	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	None	20′	10′ on each side	10′	70%	30′ above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility				20′ on each side				A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.090	Government Facility or Community Facility				10′ on each side				C See Spec. Reg. 1.			
.100	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.97	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6J

USE ZONE CHART

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

Section 60.102	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10′ on each side.	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility		None		20′ on each side	20′			A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.090	Government Facility or Community Facility				10′ on each side	10′			C See Spec. Reg. 1			
.100	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.102	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA6K

USE ZONE CHART

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

Section 60.107	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10′ on each side.	10′	70%	30′ above average building elevation.	C		1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility		None		20′ on each side				A		See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.090	Government Facility or Community Facility				10′ on each side				C See Spec. Reg. 1.			
.100	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.					--	B		1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.107	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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

Section 60.112	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.080	Public Utility	Process IIA, Chapter 150 KZC.	None	20′	20′ on each side	10′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 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.
.090	Government Facility or Community Facility				10′ on each side				C See Spec. Reg. 1.			
.100	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.112	USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA7B

USE ZONE CHART

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

Section 60.117	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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

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(Revised 12/02)

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

Section 60.117	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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

Section 60.122	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park	See Spec. Regs. 1 and 2.	None	Will be determined on a case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. REGULATIONS CONTINUED ON NEXT PAGE

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 60.122	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

Zone PLA9

USE ZONE CHART

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

Section 60.132	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Public Utility	Process IIA, Chapter 150 KZC.	None	20′	20′ on each side	10′	70%	25′ 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.
.120	Government Facility or Community Facility				10′ on each side				C See Spec. Reg. 1.			
.130	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.132	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Section 60.168b **Zone PLA14** USE ZONE CHART

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

Section 60.168b	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.060	Public Utility See Spec. Reg. 1.	See Spec. Reg. 2.	None	20′	20′ on each side	20′	70%	25′ above average building elevation.	A See Spec. Reg. 3.	B	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 3. 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.
.070	Government Facility or Community Facility See Spec. Reg. 1.				10′ on each side	10′			C See Spec. Reg. 3.			
.080	Public Park	See Spec. Regs. 1 and 2.		Will be determined on a case-by-case basis.					–			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.168b	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.080	Public Park (Continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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

Section 60.172	USE ⇩	REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115): Front	MINIMUMS: REQUIRED YARD (See Ch. 115): North Property Line	MINIMUMS: REQUIRED YARD (See Ch. 115): South Property Line	MINIMUMS: REQUIRED YARD (See Ch. 115): High Water Line	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.100	Public Park		See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.						--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board; b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare; 3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040. REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.172	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	North Property Line	South Property Line	High Water Line						
.100	Public Park (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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

Section 60.177	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.050	Mini-School or Mini-Day-Care Center	None	12,500 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	50%	25′ above average building elevation.	E	B	See KZC 105.25.	1. A six-foot high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any 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).
.060	Public Utility	Process IIA, Chapter 150 KZC.	None	20′	20′ on each side	20′	50%	25′ above average building elevation.	A			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.070	Government Facility or Community Facility				10′ on each side	10′			C See Spec. Reg. 2			
.080	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board; b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.177	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.080	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare; 3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Zone PLA16

USE ZONE CHART

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

Section 60.182	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.060	Mini-Day-Care Center	None	35,000 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	50%	30′ above average building elevation.	E	B	See KZC 105.25.	1. May locate on the subject property only if: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 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 by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by five feet. 5. May include accessory living facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 7. 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. 8. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
.070	Public Utility	Process IIA, Chapter 150 KZC.	None	20′	20′ on each side	20′	70%	30′ above average building elevation.	A			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.
.080	Government Facility or Community Facility				10′ on each side	10′			C See Spec. Reg. 1.			
.090	Public Park	See Special Regulations 1 and 2.	Will be determined on a case-by-case basis.						--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; REGULATIONS CONTINUED ON NEXT PAGE

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

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

Section 60.182	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.090	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

O-4072

ORDINANCE NO. 4072
PUBLICATION SUMMARY

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICIPAL CODE; AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE): CHAPTER 5 – DEFINITIONS; CHAPTER 15 – RS ZONES; CHAPTER 17 – RSX ZONES; CHAPTER 20 – RM ZONES; CHAPTER 25 – PR ZONES; CHAPTER 27 – PO ZONES; CHAPTER 30 – WD ZONES; CHAPTER 35 – FC ZONES; CHAPER 40 – BN ZONES; CHAPTER 45 – BC ZONES; CHAPTER 47 – BCX ZONES; CHAPTER 50 – CBD ZONES; CHAPTER 52 – JBD ZONES; CHAPTER 53 – RH ZONES; CHAPTER 54 – NRH ZONES; CHAPTER 55 – TL ZONES; CHAPTER 60 – PLA ZONES; CHAPTER 90 – DRAINAGE BASINS; CHAPTER 105 – PARKING AND PARKING AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS; CHAPTER 110 – REQUIRED PUBLIC IMPROVEMENTS; CHAPTER 115 – MISCELLANEOUS USE DEVELOPMENT AND PERFORMANCE STANDARDS; CHAPTER 120 – VARIANCES; CHAPTER 130 – REZONES; CHAPTER 135 – ZONING CODE AMENDMENTS; CHAPTER 140 – AMENDMENTS TO THE COMPREHENSIVE PLAN; CHAPTER 145 – PROCESS I; CHAPTER 150 – PROCESS IIA; CHAPTER 152 – PROCESS IIB; CHAPTER 155 – PROCESS III; CHAPTER 160 – PROCESS IV; CHAPTER 161 – PROCESS IVA; CHAPTER 170 – ENFORCEMENT; AND CHAPTER 180 - PLATES (FILE NO. ZON05-00001); AND ALSO REPEALING ORDINANCE NO. ____ REGARDING OPTIONS FOR MEETING PARKING OBLIGATIONS IN THE CENTRAL BUSINESS DISTRICT ("FEE-IN-LIEU").

Section 1. Identifies the specific amendments to Ordinance 3719, as amended, the Kirkland Zoning Code.

Section 2. Repeals Ordinance No. _____.

Section 3. Addresses severability.

Section 4. Establishes that this ordinance will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 5. 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 said summary.

Section 6. Directs the City Clerk to certify and forward a complete certified copy of this 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 regular meeting on the _____ day of _____, 2006.

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

Attest:

_____
City Clerk