

55.47 User Guide – TL 7 zone.

The charts in KZC [55.51](#) contain the basic zoning Use. Once you locate the use in which you are interested, look in the left hand column entitled

Insert the following text:  
In TL 7A, Design Review (DR), chapter 142 KZC. In TL 7B, a

Section 55.49



Section 55.49 – GENERAL REGULATIONS

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

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. A hazardous liquid pipeline extends through the TL 7 zone. Refer to Chapter [118](#) KZC for regulations pertaining to properties near hazardous liquid pipelines.
3. Any development activities requiring Design Review approval pursuant to KZC [142.15](#) in this zone shall be reviewed through Administrative Design Review (ADR), pursuant to KZC [142.25](#). The guidelines contained in the Design Guidelines for the Totem Lake Neighborhood, adopted by KMC [3.30.040](#), shall be applied in lieu of the design regulations in Chapter [92](#) KZC.
4. Access for drive-through facilities must be approved by the Public Works Official. See Chapter [105](#) KZC for requirements.
5. Some development standards or design regulations may be modified as part of the design review process. See Chapters [92](#) and [142](#) KZC for requirements.
6. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC [115.24](#).

[link to Section 55.51 table](#)

The Kirkland Zoning Code is current through Ordinance 4479, passed March 3, 2015.

Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.kirklandwa.gov/> (<http://www.kirklandwa.gov/>)  
City Telephone: (425) 587-3190  
Code Publishing Company (<http://www.codepublishing.com/>)  
eLibrary (<http://www.codepublishing.com/elibrary.html>)

Section 55.51

Zone TL 7

Zone TL 7A, 7B

SE ZONE CHA

1.2 per studio unit  
 1.3 per 1 bedroom unit  
 1.6 per 2 bedroom unit  
 1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements.

Height of Structure for all uses: TL 7A: 80' above A.B.E. TL 7B: 45' above A.B.E.

DIRECTIONS:

Section 55.51	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 3.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	45' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel articles; c. Cold storage; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, office or service utilizing not more than 35 percent (50 percent for properties located within 150 feet of the Cross Kirkland or Eastside Rail Corri-

Add new use listing:  
**MIXED USE DEVELOPMENT CONTAINING ATTACHED OR STACKED DWELLING UNITS**

New Special Regulations for this use

**MIXED USE DEVELOPMENT CONTAINING ATTACHED OR STACKED DWELLING UNITS:**

1. This use is permitted only in TL 7A.
2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvement and that the commercial space is configured to maximize its visibility and pedestrian orientation. Residential use may be located on the ground floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet, (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street).
3. The ground floor of structures shall be a minimum of 13 feet in height.
4. Site design must accommodate future pedestrian connections to the CKC.
5. Landscaping for this use must comply with Section 95.42.1. Where an existing residential use exists on the adjacent property, Section 95.42.2 shall apply.
6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 for additional affordable housing requirements and incentives.
7. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.

These amendments would implement changes related to the Totem Commercial Center CAR.

(Revised 12/14)