

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

Section 55.61	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						
.140	Mini-Day-Care See Spec. Reg. 1.	None	None	10'	0'	0'	80%	Same as primary use.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>This use is permitted if accessory to a primary use, and:                             <ol style="list-style-type: none"> <li>It will not exceed 20 percent of the gross floor area of the building;</li> <li>The use is integrated into the design of the building.</li> </ol> </li> <li>A six-foot-high fence is required along the property lines adjacent to the outside play areas.</li> <li>To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.</li> <li>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.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> </ol>
.150	Recycling Center											<ol style="list-style-type: none"> <li>May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.</li> </ol>
.160	Public Utility								C	B		<ol style="list-style-type: none"> <li>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.</li> </ol>
.170	Government Facility Community Facility								See Spec. Reg. 1.			
.180	Vehicle or Boat Repair, Services, Storage, or Washing								A	E		<ol style="list-style-type: none"> <li>Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.</li> <li>Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.</li> </ol>
.190		Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.										

These amendments would implement changes related to the Rairdon CAR.

Add Vehicle Sales use, and Special Regulations for this use.

Add Sales to this use listing

- Vehicle or boat sales are permitted on parcels abutting 132nd Avenue NE only.
- For lighting requirements associated with development, see KZC 115.85(2). In addition, no internal illumination of wall surfaces is allowed.
- Outdoor loudspeaker systems are prohibited.

55.62 User Guide – TL 9B zone.

The charts in KZC 55.64 contain the basic zoning regulations that apply in the TL 9B zone of the City. Use these charts by reading down Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.63



Section 55.63 – 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. All development or associated land surface modifications shall be set back 100 feet from the north boundary.
3. Vehicular access shall be from the south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.

**Text to be inserted:**  
for uses other than "A Retail Establishment providing vehicle or boat sales, repair, services, storage or washing",

[link to S](#)

**New General Regulations to include:**

4. For residential development:
  - a. The base density for residential development on the slope should be eight dwelling units per acre.
  - b. Lot coverage for development should be lower than that allowed for the less environmentally sensitive properties to the south, to enable the preservation of vegetation and watercourses on the site.
  - c. Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.
  - d. Watercourses should be retained in a natural state.
  - e. Development should only be permitted if an analysis is presented that concludes that the slope will be stable. The analysis should indicate the ability of the slope and adjacent areas to accommodate development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.
  - f. The hillside with the steepest slopes should be left undisturbed in a natural condition and retained as permanent natural open space through the creation of a greenbelt easement or the dedication of air rights. In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such development or associated land surface modification extend closer than 100 feet to existing single-family residential development north of the slope.
  - g. Any part of the hillside which is retained as permanent natural open space, but which has been previously altered from its natural state, or which is so altered as a result of soils testing or watercourse rehabilitation, should be returned to its natural condition.
  - h. Surface water runoff should be maintained at predevelopment levels.
  - i. Vehicular access should be from south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.
  - j. Where residential uses are allowed, a total of five stories measured above an average building elevation is allowed if at least 10 percent of the units provided are affordable units.

The Kirkland  
4479, pass  
Disclaimer:  
Kirkland Zoning  
Office for o  
above.

USE ZONE CHART

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.010	Detached Dwelling Units	Process IIA, Chapter 150 KZC	5,000 sq. ft.	20'	5'	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 the size of the lot. 2. Chapter 115 KZC contains regulations regarding home occupa-
.020	Detached, Attached or Stacked Dwelling Units										1.7 per unit.	
					stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 4.			units: 50' above average building elevation. See Spec. Reg. 6.				
.030	Church		7,200 sq. ft.		20'	20'	70%	30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy of worship. See Spec. Reg. 2	

New use listing and standards for vehicle sales use, to be developed with parcel in TL 9A.

1. This use is allowed only when included in development of the adjoining parcel to the south in TL 9A.
2. An expanded buffer, greater than 100 feet, from the parcel's north property line must be provided. The buffer must be placed in a recorded, protective easement.
3. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.
4. For lighting requirements associated with development, see KZC 115.85(2). In addition, no internal illumination of wall surfaces is allowed.
5. Outdoor loudspeaker systems are prohibited.
6. Vehicle access to development must be from NE 126th Place.

A Retail Establishment providing vehicle or boat sales, repair, services, storage or washing.

Planned Unit Development, Process

None 20' 5' 10' 70%

30' above average building elevation

A

E

See KZC 105.25

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