

Section 55.51

Zone
TL 7

USE ZONE CHART

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

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

Section 55.51	USE ↓	REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.060	A Retail Establishment providing storage services. See Spec. Regs. 1 and 2.	D.R., Chapter 115 KZC. See General Reg. 3	None	10'	0'	0'	90%	45' above average building elevation.	A	E	See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland or Eastside Rail Corridor.	
.070	A Retail								B	E	1 per each 300 sq. ft. of gross floor area.	3. This use is not permitted in TL 7A unless accessory to another permitted use.	
.080	A Retail Establishment selling building materials or providing rental services												
.100	High Technology												

New Special Regulation for Retail Storage Use.

These amendments would implement the changes related to the Morris CAR

Add new use: ATTACHED OR STACKED DWELLING UNITS

3,600 s.f. per unit

80%

90%

Special Regulations for: ATTACHED OR STACKED DWELLING UNITS:

- This use is permitted only in TL 7B, north of NE 126th Place, east of 132nd Ave NE and west of the RMA 3.6 zone.
- 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.
- 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.
- 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.

Parking Requirements for Attached or Stacked Dwelling Units:

- 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.

(Revised 3/15)