

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		Landscaping 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 142 KZC. See Gen. 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.
.070	A Retail Establishment providing building construction, plumbing, electrical, landscaping, or pest control services											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.
.080	A Retail Establishment selling building materials or hardware											1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.085	A Retail Establishment selling											
							80%					
							90%					1. Outdoor storage Chapter 95 KZC
.100	High Technology								A	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may involve repair or maintenance and information computers and... 2. May include, as utilizing not more... 3. Refer to KZC 11... and storage.

These amendments would implement changes related to the Astronics CAR.

New Special Regulations for High Technology use. New reference in height column to Special Regulation related to building height.

45'. See Spec. Reg. 4.a

4. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE, and west of the Kirkland city limits, the following regulations apply:
a. Maximum building height is 65 feet. Building height may be increased to 75' for elevator appurtenances. Rooftop screening must comply with Section 115.120.3; and
b. 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.

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						
.110	Office Use	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	80%	45' above average building elevation.	C See also Spec. Reg. 1(a).	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.	
.112	services including banking and related services (See Spec. Reg. 1).								B	E	1 per each 300 sq. ft. of gross floor area.	1. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE, and west of the Kirkland city limits, the following regulations apply: a. Maximum building height is 65 feet. b. Building height may be increased to 75' for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with Section 115.120.3; and 2. 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.
.130	Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area.	1. Cross Kirkland Corridor side Rail Corridor. 2. 3. Meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.
.150	Hotel or Motel										1 per each room. See Spec. Reg. 2.	1. 2. Meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.
.160	A Retail Establishment providing printing, publishing, or duplicating services										1 per each 300 sq. ft. of gross floor area.	1. Gross floor area for this use may not exceed 3,000 sq. ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone.

New Special Regulations for Office use.
New reference in height column to Special Regulation related to building height.

See Spec. Reg. 2.a

2. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE, and west of the Kirkland city limits, the following regulations apply:
a. Maximum building height is 65 feet.
b. Building height may be increased to 75' for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with Section 115.120.3; and
2. 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.

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