



CITY OF KIRKLAND

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
123 FIFTH AVENUE, KIRKLAND, WA 98033
425.587.3225 - www.kirklandwa.gov

MEMORANDUM

Date: April 12, 2012

To: Planning Commission and Houghton Community Council

From: Joan Lieberman-Brill, AICP, Senior Planner
Nancy Cox, AICP, Development Review Manager
Paul Stewart, AICP, Deputy Director
Eric Shields, AICP, Director

Subject: 2012 MISCELLANEOUS ZONING/MUNICIPAL CODE
AMENDMENTS STUDY SESSION (ZON12-00002)

RECOMMENDATION

- Continue review of those proposed Kirkland Zoning Code (KZC) and Municipal Code (KMC) "*Moderate Policy*" amendments that were the focus of discussion at the last meetings.
- Review and provide direction on amendments added after the last study sessions.

BACKGROUND DISCUSSION

The complete roster of proposed Zoning Code and Municipal Code Amendments is Attachment 1 to this memorandum. The work program is Attachment 2. Further information on the Miscellaneous Code Amendments is available on the City website by following this [link](#).

The April 23 (HCC) and 26 (PC) meetings are the last scheduled study sessions. A joint public hearing is tentatively scheduled for June 14 (PC and HCC). City Council review and adoption is scheduled for June 19. The HCC is scheduled to take final action on July 23.

This memorandum only addresses topics that were not discussed or for which additional information was requested at previous PC or HCC study sessions. Also, the following three new amendments are proposed:

- Vehicles, Boats and Trailers - in Residential Zones Limited Chapter 115 Section 115.150

- Entertainment, cultural and recreation uses in various zones. Definitions Chapter 5.10.140, .153, and new definitions .279 and various use zone charts
- New Single Room Occupancy (SRO) Regulations

AMENDMENTS GENERAL

The sections below provide a breakdown of the proposed KZC/KMC amendments, grouped by their policy level implications: "*Minor Policy*" and "*Moderate Policy*" changes.

The "*No Policy*" draft amendments were prepared for previous meetings and no changes were requested, so they are not included in this memorandum. However, one proposed amendment introduced at the last PC meeting was switched from a "Moderate" to a "No Policy" level change. An amendment is drafted for your review is attached to this memorandum.

One proposed "Minor Policy" amendment was requested by the PC to come back for further discussion and it is addressed in this memorandum. Background is provided in the section entitled MINOR POLICY CHANGES. After receiving direction, staff will draft the amendment for this item to present at the public hearing.

The "Moderate Policy" amendments were introduced at the last study sessions. Those that were requested to come back for further discussion are addressed in this memorandum. Background is provided in the section entitled MODERATE POLICY CHANGES. Most are accompanied by draft amendments for your review and comment, based upon feedback provided at your last study sessions. A few proposed amendments require more direction and drafts will be provided at the public hearing. Staff will be available to answer questions.

Based on the PC and HCC direction, staff will bring back drafts of all amendments for the public hearing.

Please Note: Topics with an asterisk (*) denote items that are within Houghton's jurisdiction.

NO POLICY CHANGES

Refer to the [memorandum](#) from the January 12 and 23rd study sessions and [memorandum](#) for the March 8 study sessions for "*No Policy*" summaries and draft amendments for each. No changes to these amendments were requested by either advisory body at those previous study sessions. These will be brought forward to the joint public hearing for public comment and deliberation.

Another amendment, introduced at the March 8 PC meeting under the "Moderate Policy" change category has been switched to the "No Policy" change category. It is

summarized below and the proposed change is included for your review as Attachment 3

Totem Lake 9B KZC Chapter 55 Section 55.64.010

Purpose: Add the density limitation of 5,000 square feet per dwelling unit for this zone, which was inadvertently missed with the adoption of Ordinance 4158 in 2008.

Background: This ordinance implemented the Gordon Hart private amendment request through codification of the TL 9A and 9B zones and established a 5,000 sq. ft. minimum lot size for the TL 9B zone. This minimum lot size is equivalent to the density being codified. In all multifamily zones, a special regulation expresses density as minimum lot area per dwelling unit and this amendment does just that.

Recommendation: See Attachment 3 for the draft amendment.

MINOR POLICY CHANGES

The proposed minor policy amendments do not clarify existing regulations, but instead change them. However, they are generally not considered significant policy issues.

In this section of the memorandum, staff follows up on concerns that were expressed at the March 8 PC meeting about alley garage second story setbacks. Staff plans to draft an amendment after receiving direction on the preferred option. In addition, a proposed amendment regarding oversize vehicle or boat storage that was added to the roster after the previous study session is included, along with a draft change.

***Required Yards related to a 2nd Story above Garage Rear Yard Setback Encroachment - KZC Chapter 115 Section 115.115.3.o**

Purpose: This code amendment would clarify whether or not a second story above a detached garage, which utilizes an alley for primary vehicular access, may encroach into the rear yard setback.

Background: See the [memorandum](#) from the March 8 study session for background information including examples of 2nd story garage setbacks from open alleys.

At the last meeting, PC requested that staff bring back further options because of the visual impact of the 2nd story garage within the rear yard setback. Two options were suggested at the previous study sessions. Number 3 is a new option added since the last meeting, to address bulk and mass.

1. Allow the same setback for the 2nd story as is allowed for the garage. As is now the case, the second story setback encroachment would be dependent upon the location of the garage access: 0' if the access is from the side; and 5' if access is directly off the open alley.

2. No encroachment for the 2nd story into the 10 foot rear yard setback. This would be the same encroachment as allowed now for two story garages without alley access. This would create two alternative results: 1) a step back of the second level from the garage level located closer to the alley; or the garage being set back further to match the required setback for the upper story.
3. Allow encroachment of 2nd story to within 5 feet of the open alley . . . Since nothing can be built within an alley, it serves as a setback area to the benefit of the lots on either side. With most alleys being 16' wide, a five foot setback from each side of the alley would create a minimum separation of 26' between structures on each side of the alley. This would exceed the twenty foot separation created when lots have directly abutting rear yards. Advantages of this option are that it is simple to administer while still providing the opportunity for upper story setbacks. in situations where the garage access is from the side and the garage extends to the rear property line.

Staff recommendation: Staff recommends either option 1 or 3..

***Vehicles, Boats and Trailers – Size in Residential Zones Limited Chapter 115 Section 115.150** (New amendment - added after the last study sessions.)

Purpose: This amendment would codify current practice of allowing oversized vehicle or boats to be stored in legally constructed fully enclosed structures in residential zones.

Background: In registering oversized RVs in the annexation area, an issue arose about the intent of the code with regard to vehicles parked in an entirely closed structure (garage). A strict reading of the code requires a property owner to go through a Process I permit review. However, staff had previously interpreted the code to allow this without a Process I permit. The purpose of these provisions is to protect the community from adverse impacts of the parking and storage. There is no visual impact of an oversized RV if it is hidden inside a legally constructed fully enclosed structure. An amendment would clarify that no permit is necessary, as long as the oversized vehicle, boat or trailer is housed in a legally constructed, fully enclosed garage.

Recommendation: Allow outright without permit. See Attachment 4 for the draft amendment.

MODERATE POLICY CHANGES

These are considered more substantive changes to existing regulations. Those items that the PC and the HCC directed to be further researched are included in this memorandum. Some draft amendments are presented, while others await direction. Any remaining draft amendments will be prepared for your review at the joint public hearing in May. One additional "Moderate Policy" Change regarding Entertainment,

Cultural and Recreational Facilities is addressed in this memorandum. It was added after the last series of study sessions:

Floor Area Ratio (FAR) Exemptions Chapter 115 Section 115.42.

Purpose: This amendment would clarify whether stairwells and vaulted areas should be exempt from FAR calculations, and if so, to what extent. Codifying a standard will help ensure that applicants understand how the City will review their permit application and cut down on staff review time.

Background: See the [memorandum](#) from the March 8 study session for extensive background on this issue. At the March 8 meeting, the PC recommended that both stairwells and vaulted areas, currently exempted, should no longer be exempted from FAR calculations. Discussion focused on the intent of FAR to reduce the perception of bulk and mass, and that neither stairwells nor vaulted areas diminish the mass of a dwelling unit. The HCC expressed general support for the elimination of these two exemptions also. Both bodies supported simplifying permit processing.

The draft amendment satisfies the need to reconcile including the vaulted space and stairwells in the calculation with the definition of Gross Floor Area, which is used to calculate FAR. The challenge is that the GFA definition is based on measuring all *floors* in a structure. An argument can be made that vaulted areas and stairwells are not GFA since they are not floors, and that they therefore shouldn't be included in the FAR calculation. To get around that the proposed amendment revises how FAR is measured, to include the entire square feet for each *level* of the structure, rather than each floor. Since the intent of FAR is to limit perception of mass and volume, including the vaulted space and stairwell in the calculation of area, will allow a more accurate measurement of building mass.

The impact of adding these areas back into the FAR calculation is minimal. The Building Code requires a minimum of just under 35 square feet for a stairwell (32.5 sq. ft. based on maximum step height (riser), minimum foot space (tread) and minimum stair width) That plus the current 100 sq ft partial vaulted space exemption is about 135 square feet. While the impact to the permitted size of the home is minor, the permit review time savings is significant.

Staff Recommendation:

Staff recommends eliminating stairwell and vaulted area exemptions to both simplify the calculations and provide a more true measurement of building volume/mass. Attic and basement GFA partial exemptions that arguably do not add to the perception of mass would remain. ADU partial exemptions would remain as an incentive to provide alternative housing. See Attachment 5 for the draft amendment.

***PLA 16 Equestrian Regulations Chapter 160 Section 160.182.010 and Miscellaneous Regulations Animals in Residential Zones, Large Domestic Animals, Horses Chapter 115 Section 115.20.4**

Purpose: The amendments are proposed to eliminate redundancy between existing horse regulations contained in the PLA 16 use zone chart and Miscellaneous Large Domestic Animals regulations regarding horses, which apply citywide. They would also clarify which equestrian requirements apply specifically to the Kirkland Hunt Club, an approved master plan development in PLA 16. They also would eliminate the requirement for an equestrian trail in PLA 16, which already exists.

Background: See the [memorandum](#) from the March 8 study session for extensive background on this issue. At the March 8 meeting, the PC recommended that staff proceed with drafting amendments to both the PLA 16 and Large Animal regulations regarding horses.

There are three different sets of rules regarding keeping of horses in Kirkland. One applies to the recorded Hunt Club master plan; the second applies to RS 35 and RSX 35 zones within the Bridle Trails neighborhood north and northeast of Bridle Trails State Park or residential lots in PLA 16 zone which are not part of a recorded master plan; and the third applies to all other zones in Kirkland. The proposed amendments aim to clarify which requirements apply to each area.

The changes mirror the regulations in the existing animal use zone chart, PLA 16 zone regulations and Section 115.08 for accessory structures, except for the following two proposed changes:

- Existing Special Regulation 2 criteria would now be tied to the Process I review to determine the appropriate number of horses on lots less than 35,000 square feet. The existing criteria in Special Regulation 2 are:
 1. Proximity to dwelling units both on and off the subject property; and
 2. Lot size and isolation; and
 3. Compatibility with surrounding uses; and
 4. Potential noise impacts

There is no required review process for the keeping of horses on lots of 35,000 sq. ft. or greater or in the approved master plan site located in the PLA 16 zone, so the criteria in Special Regulation 2 would only apply to lots that must go through a Process I to keep horses.

- The maximum number of horses on lots less than 35,000 sq. ft. is changed from 1 horse to up to 2 horses. The Process I review will determine the appropriate number of horses based on the criteria in Special Regulation 2. For example, it may be appropriate to allow two horses on a lot size of 34,500 sq ft which is just below the 35,000 sq ft lot standard for two horses.

Lynn Erckmann, active in the equestrian community in Bridle Trails, looked over the proposed amendments to Section 115.20, and was supportive of the changes.

Staff Recommendation: Reformat, consolidate and simplify horse keeping regulations in a separate section of KZC 115.20. Eliminate duplication in PLA 16. See Attachments 6, 7, and 8 for the draft equestrian amendments.

In the process, of drafting these amendments staff reformatted the entire Chapter Animals in Residential Zones, by eliminating the use zone chart. The reformatted version of the entire chapter will be presented at the public hearing.

*** Miscellaneous Regulations Animals in Residential Zones, Small Domestic Animals, Chickens Chapter 115 Section 115.20.4**

Purpose: The amendments are proposed to expand the residential zones in which chickens are allowed, determine the maximum number of chickens, and the standards for their keeping (setbacks, prohibition on roosters, etc).

Background: See the [memorandum](#) from the March 8 study session for background on this issue. At the February 27 HCC meeting, the HCC directed staff to bring back various jurisdictions' regulations for comparison purposes. At the March 8 meeting, the PC also wanted to review various approaches taken by other municipalities. Attachment 9 is a matrix comparing chicken regulations, which is a basis for further discussion.

At the meeting, provide direction to staff on the following topics:

1. Should there be a minimum lot size for keeping chickens?
2. Should lot size determine the number of chickens allowed?
3. Should roosters be allowed?
4. Should there be an approval process?
5. Should ducks be included?

Staff Recommendation: Provide direction.

***Application of Small Lot and Historic Preservation Subdivision Regulations throughout the City Title 22- Subdivisions KMC**

Purpose: Apply small lot and historic residence regulations city-wide, where appropriate. The small lot regulations now apply only in the Norkirk, Market, Lakeview and Central Houghton Neighborhoods. The historic regulations now apply only in the Norkirk and Market Neighborhoods.

Background: See the [memorandum](#) from the March 8 study session for background on this issue. Both advisory bodies support these amendments.

Small Lot Single Family Subdivisions

This incentive can be expanded to those neighborhoods in Kirkland that are not in the Juanita, Finn Hill and Kingsgate (JFK) neighborhoods. Within the JFK neighborhoods, the small lot provisions are not an incentive since these areas already have the benefit of small lot size without FAR restriction due to the range of lot size allowed. Depending on how much smaller the lot could be beyond the minimum already allowed would determine whether using small lot provisions is enough of an incentive to preserve or create small homes. The City would have to consider how much smaller is still reasonable.

In the rest of the City, the proposed amendments would work in the RS and RSX 6.3, 7.2 and 8.5 zones. However, because of the following concerns, it is recommended that the small lot provisions do not apply to the following zones.

- PLA 16, RS 35 and RSX 35 zones north and north east of the Bridle Trails State Park - because it would not be feasible to provide required equestrian paddocks on smaller lots. In addition, the RS and RSX 35 zones up in the Bridle Trails neighborhood not north or northeast of the Bridle Trails State Park are either heavily wooded (e.g. Bridlewood Circle) or may exhibit some other unknown constraint that warrants a closer look.
- PLA 3C and RS 12.5 zones in the Lakeview neighborhood - because of restrictions on development on steep slopes.
- Waterfront District II zone in the Market Neighborhood - since during that neighborhood plan update in 2007 that decision was already made, probably due to steep slope concerns.
- RS 5.0 zone in Norkirk - because during the 2007 plan update, the further reduction to an already small lot size was not acceptable to the neighborhood. This rationale could be used in the rest of the City.
- Steep slopes are also a concern in RS 12.5 zone locations other than in the Lakeview neighborhood, so until a more thorough analysis is done, the RS 12.5 zone should be excluded. Examples are located in the Juanita slope area.
- Low density PLA zones - because of some constraint that would trump this incentive, but further research is necessary to determine that.

The minimum lot size for the RSX 8.5 zones will be the same as for RS 8.5 zones. The minimum lot size for the RSX 7.2 zones will be the same as for the RS 6.3 and RS 7.2 zones.

To determine if the Small Lot Single Family incentive is appropriate in JFK will require more time than is available in the project. An analysis and mapping of further-developable residentially zoned properties would have to be done. This would help determine how many parcels have sufficient lot area to take advantage of the small lot incentive and be critical to the discussion. A closer look at what constraints various areas in the neighborhoods might have, in terms of environmentally sensitive areas, critical areas, and tree canopy should be considered. An analysis of existing lot size would also be prudent, to help understand the public's awareness or reaction to increased density that exists now, beyond what is normally allowed in the underlying zone. That could help gauge acceptance of this incentive as a tool for preserving existing housing stock or building smaller houses on smaller lots. Also, an analysis of a maximum number of lots in a subdivision that could take advantage of the incentive and the resulting density increase would be necessary before proceeding with an amendment. Because the JFK area has not gone through neighborhood plan process, public participation is limited for a subject that may result in unintended consequences.

Historic Preservation Subdivisions

We know that the most historic structures are in the Market and Norkirk neighborhoods but making it available to neighborhoods other than Market and Norkirk makes sense. In the JFK neighborhoods the historic preservation incentive could be applied, using the same provisions as in the rest of Kirkland.

KMC 22.28.048 allows up to two lots in a subdivision to be less than the minimum lot area required in that zone, (allowing the same reduced lot size for both lots) if a designated historic home is preserved on one of the lots. The FAR on the lot without the historic home would remain as required for the underlying zone. For example, in the RSA 4 zone, the minimum lot size is 7600 square feet and the floor area of houses is limited to 50% of the lot size. However, under section 22.08.048, a subdivision may have two lots as small as 3,000 square feet if the historic structure is limited to no more than 30% of the lot size - or 35% if the house has a sloped roof, and the other lot is developed to the same standards as are required for the underlying zone.

The proposed amendments would exclude the application of the historic preservation incentive in PLA 16, RS 35 and RSX 35 zones north and north east of the Bridle Trails State Park because it would not be feasible to provide required equestrian paddocks on smaller lots. It would exclude PLA 3C and RS 12.5 zones in the Lakeview neighborhood, because of restrictions on development on steep slopes. It would exclude RSA 1, which is an urban separator that is intended to remain open space, and RSA 8 zones where the minimum lot size is already 3,800, which is probably the lowest acceptable lot size limit. Finally, it would exclude the

Holmes Point Overlay Zone, where tree preservation goals would be counter to the further reduction of lot size.

Any other low density PLA zones may also have to be excluded, because of some constraint that would trump this incentive, but further research is necessary to determine that.

The minimum lot size for the RSA 4 and RSX 8.5 zones will be the same as for RS 8.5 zones. The minimum lot size for the RSA 6 and RSX 7.2 zones will be the same as for the RS 6.3 and RS 7.2 zones, respectively.

Since RS and RSX 35 zones aren't found in the Market and Norkirk neighborhoods no provisions are in the existing regulations for this zone. To be consistent, the proposed amendments use the same methodology to determine the minimum lot size as was used to calculate the RS and WD II zone minimum lot size. So for those RS and RSX 35 zones not excluded from this incentive, a 43% reduction to lot size would be allowed, as it is in the WD II zone now. In this case the minimum lot size for both lots in the RS and RSX 35 zones would be 15,050 sq. ft.

Staff Recommendation:

- Adopt Small Lot Single Family subdivision regulations only in neighborhoods other than JFK and exclude PLA 16, RS 35 and RSX 35 zones north and north east of the Bridle Trails State Park, WD II and PLA 3C zones. Also consider excluding the other zones discussed in the small lot single family section. See Attachment 10 for the draft amendment.
- Revise the KMC Historic Preservation subdivision regulations to apply City wide, except exclude the PLA 16, RS 35 and RSX 35 zones north and north east of the Bridle Trails State Park, RSA 1, RSA 8 and PLA 3C zones, and the Holmes Point Overlay Zone. Provide direction on further research of other low density PLA zones to determine if they should be excluded. See Attachment 10 for the draft amendment.

Hazardous Fuel Pipeline Regulations

Purpose: Draft new KZC regulations addressing hazardous fuel pipelines due to the annexation of a portion of the Olympic Pipeline in the Kingsgate Neighborhood.

Background: See the [memorandum](#) from the March 8 study session for background on this issue. Both advisory bodies support these amendments

Attachment 11 is a map showing the pipeline location and surrounding land use and a potential consultation zone of approximately 150 feet on each side of the pipeline corridor. Attachment 12 is a matrix showing how other municipalities around the region address hazardous liquid pipelines.

Staff is still sorting out the width of the consultation zone for high consequence land uses, and which municipalities' regulations would be the most applicable in Kirkland.

Staff Recommendation: Draft a Code amendment to consider at the public hearing.

***Non-Conforming Density- Special Provisions for Continued Uses – Limitations on Maintaining, Repairing and Remodeling Structures with Nonconforming Density- Chapter 162 Section 162.60**

Purpose: provide more flexibility in remodeling structures with nonconforming density without having to bring the density into conformance with the current zoning.

Background: See the [memorandum](#) from the March 8 study session for background on this issue. Attachment 13 is a city wide map showing the location of 232 total apartments and condominiums that have nonconforming density. A spread sheet, Attachment 14, describes the affected parcels corresponding to pin numbers on the map. This information is for planning purposes only and verification would be required prior to application of either current or potential regulations. It helps illustrate the magnitude of the issue.

This code amendment is intended to provide more flexibility in remodeling structures with nonconforming density without having to bring the density into conformance with the current zoning. Reasons for the change include:

- In practice, restrictions on remodeling do not result in a reduction of density, as apparently intended, they just limit the amount of remodeling that property owners are able to do. It is not in the public interest to restrict remodeling which improves the appearance and functionality of buildings.
- Retention of density supports objectives of the Growth Management Act. Loss of units would require additional new development to meet city growth targets.
- Many buildings with nonconforming density are condominiums. It is unreasonable and impractical to require a reduction in the number of units when remodeling condominium buildings.
- Zoning regulations address different nonconforming features differently (for example, nonconforming height, setbacks and parking each have different rules for when conformance is required). Providing more flexibility in remodeling buildings with nonconforming density will not affect how other nonconformances are regulated.

In addition to amendments specifically addressing remodeling, a number of editorial amendments are also proposed, including moving the nonconforming density regulations to a different section of Chapter 162.

Staff Recommendation: Adopt an amendment that addresses the issues outlined above. See Attachment 15 for the draft amendment.

***Extension of Land Use Permit Approvals during the Economic Recession – Various Code sections in KZC and KMC**

Purpose: To either codify or discontinue the interim regulations that have been in place since 2009 that allow the City to approve requests for land use permit extensions.

Background: The interim regulations extend: 1) the recording period for plats, and 2) the time to begin construction or submit a building permit or to complete construction for zoning permits. The regulations have been renewed four times. At the last renewal the City Council directed staff to prepare options for review by the City Council's Economic Development Committee (EDC) to help determine if the City should continue renewing or make permanent code changes. The goal is to include code changes, if any, in this code amendment package.

HCC/PC Input last time: The HCC did not provide input on this item. The PC recommended discontinuing the interim ordinance because it was concerned that seven years may be too long to extend permits given our comprehensive planning cycle.

EDC Input: The Committee members directed staff to gather comments from the development community. They recommended codifying extended periods similar to provisions in the interim ordinance to promote economic development.

Development Community Input: A request for comments was sent to 433 subscribers of the Kirkland Developers Partnership list serve on Monday, April 2, 2012. Two individuals commented - one is in support of the extension ordinance and one asked whether the City will address HB 2152 that modifies time limitations governing the submission of final plats (the answer is...yes).

Staff Recommendation: Staff recommends that code language be prepared for consideration at the public hearing codifying provisions of the interim ordinance.

***Changes to Existing Non-conforming Personal Wireless Service Facilities (PWSF) - KZC Chapter 117, various sections**

Purpose: To allow certain non-conforming PWSF facilities in the new neighborhoods and/or all of Kirkland to be upgraded without bringing the facilities into complete conformance with existing regulations.

Background: There are numerous PWSF facilities in Kirkland that are legally non-conforming. Following are broad categories:

- Utility poles with antenna located too high on the poles (mostly in the new neighborhoods).
- Rooftop antennas that extend above the roofline.
- Monopoles that are higher than currently permitted or which have antennas that are not flush mounted.

HCC/PC Input last time: In general the HCC had no problem with replacing facilities "like for like." Of the 3 types of non-confirming PWSF, the PC expressed most concern about monopoles.

Staff Recommendation: Please see Attachment 16 for proposed amendments to Chapter 117. The amendments:

- Allow for replacement of non-confirming PWSF that do not create substantial changes or impacts in the neighborhood.
- Require improvement to one or more non-confirming aspects of towers when antennas are replaced.
- Clarify what is meant by routine maintenance, repair and reconfiguration of PWSF.
- Simplify the construction of 117.20 Applicability.

***Application of Electronic Readerboard Sign Regulations at all High Schools and Junior High/Middle Schools in all Single Family Residential RS, RSX, RSA Zones - – Chapters 15, 17, and 18**

Purpose: Consider allowing electronic readerboard signs to be located at all high schools and junior/middle schools in Kirkland. The regulations already apply at Juanita and Lake Washington High Schools.

HCC/PC Input last time: The HCC expressed concern about the potential for driver distraction and traffic safety. The PC had the same concern and discussed carefully locating the signs on the sites. The school district representative stated that the existing KZC standards for readerboards at LWHS and JHS are acceptable for any new signs.

Staff Recommendation: Amend the RS, RSX and RSA Use Zone Charts (Special Regulation section) for "School or Day-Care Center" as follows:

- Electrical signs shall ~~not~~ be permitted ~~except~~ at public Middle Schools and High Schools. One pedestal sign with a readerboard having electronic programming is allowed ~~at each high school~~ only if:
- a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;
 - b. The electronic readerboard is no more than 50 percent of the sign area;
 - c. Moving graphics and text or video are not part of the sign;
 - d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;
 - e. The electronic readerboard displays messages regarding public service announcements or school events only;
 - f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;
 - g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m.;

h. It is located on a collector or arterial street, to have the least impact on surrounding residential properties.

The City shall review and approve the location of the sign on the site. The sign shall be located to have the least impact on surrounding residential properties.

If it is determined that ~~the a proposed~~ electronic readerboard would constitutes a traffic hazard ~~for any reason~~, the Planning Director may impose ~~additional conditions~~ restrictions or deny the readerboard.

***Entertainment, cultural and recreation uses in various zones. Definitions Chapter 5.10.140, .153, and new definitions .279 and various use zone charts (New amendment - added after the last study sessions.)**

Purpose: This amendment would provide consistency in terminology used for entertainment, cultural and recreation uses in various zones. It would change the definition for "Commercial Recreation Area And Use" to eliminate the distinction between "for profit" and "not for profit" that plays no role in the suitability of the use to a particular location; provides a new definition for "Entertainment, Cultural and /or Recreational Facility"; changes the definition of " Community Facility to eliminate reference to several uses that are more appropriate in another use listing, and repeals the definition for "Athletic Instructional Facility."

Staff Recommendation:

The following amendments are proposed:

1. Amend the permitted uses in various zones to provide consistency in terminology. A variety of terms are now used for similar if not identical uses:
 - CBD zones: "Entertainment, Cultural and/ or Recreational Facility."
 - Juanita, Rose Hill, Totem Lake, BN and BC commercial zones: "Retail Establishments Providing Entertainment, Recreational and/ or Cultural Activities."
 - TL 10C, 10D, 10E and PLA 16 zones: "Commercial Recreation Area and Use."
 - PLA 9 zone: "Recreational Establishments Providing One or More of the Following Activities..."
 - TL 7 zone: "Athletic Instructional Facility." (Note: This is a defined use which is more limited. See the definition below.)

In each of the above zones, except PLA 16, we propose to amend the wording of the permitted use to be the same as it now is in the CBD: "Entertainment, Cultural and/ or Recreational Facility."

PLA 16 would stay the same, because the term "Commercial Recreation Area and Use" allows a narrower range of activities more consistent with the existing Bridle Trails Tennis Club facility.

2. Provide a new definition:

5.10.279 Entertainment, Cultural and/or Recreational Facility – A facility providing entertainment, cultural and/or recreational services, including but not limited to: theaters, performing arts centers, museums, bowling alleys, swimming pools, tennis

courts, , play facilities, dance studios and physical fitness facilities.

3. Change the definition of "Commercial Recreation Area and Use" to eliminate the reference to "for profit." This attribute has no obvious significance to the suitability of the use to a particular location. Minor editing for clarity is also proposed:

5.10. 140 Commercial Recreation Area and Use - ~~An area and use operated for profit, with private facilities, equipment and services for recreational purposes~~ A recreational facility, including swimming pools, tennis courts, playgrounds facilities and/or other similar uses. ~~The use of such an area may be limited to private membership or may be open to the public upon the payment of a fee.~~

4. Repeal the definition of "Athletic Instructional Facility."

~~Athletic Instructional Facility — An establishment related to recreational activities that provide instructional classes in gymnastics, swimming and dance, exclusive of athletic clubs or fitness clubs.~~

5. Change the definition of "Community Facility" to eliminate reference to nonprofit recreational facilities and performing arts centers. Community facilities are allowed, often as a conditional use, in all zones of the City. Nonprofit recreational facilities and performing arts centers were added to this definition to allow uses such as Studio East and dance studios to occur in the Light Industrial Technology (LIT) zone. Such uses are not appropriate in many other zones of the City, but where they are appropriate they may be allowed by the "Entertainment, Cultural and/ or Recreational Facility" use listing.

5.10.153: Community Facility - A use which serves the public and is generally of a public service, noncommercial nature. ~~Such as use shall include food banks, clothing banks, and other nonprofit social service organizations; nonprofit recreational facilities; and nonprofit performing arts centers.~~

6. Add the "Entertainment, Cultural and/ or Recreational Facility" use to the LIT zone. As mentioned above, this is the zone in which nonprofit recreational facilities and performing arts centers have historically located as "community facilities." Adding this use listing to the LIT zone (in conjunction with amending the Community Facilities definition) will have the effect of allowing for-profit facilities in addition to the now allowed non-profits. This is appropriate since this attribute of a business is of no significance to its suitability in any particular location. "Entertainment, Cultural and/ or Recreational Facilities" are appropriate in the LIT zone because they often need larger buildings, such as old warehouses or business park buildings.

***New Single Room Occupancy (SRO) Regulations** *(New amendment - added after the last study sessions.)*

Purpose: Add a new permitted use to appropriate zones, allowing SRO developments.

Background: Robert Pantley recently submitted a letter (Attachment 16) to the City requesting that Zoning Code be amended to consider the unique parking requirements for SRO housing. The Council discussed this at the joint meeting with the Planning Commission on April 3. Although the Council has not yet made a formal decision on this, it appeared from the April 3 discussion that there was strong interest in proceeding with this.

SROs are a type of multi-family development in which there are a number of studio apartments that share a kitchen facility. The individual units are very small and the parking demand is typically much lower than conventional multi-family developments. In addition, the number of studios sharing a kitchen typically exceeds the number of unrelated individuals allowed in a single dwelling unit.

After a brief review of Mr. Pantley's request, staff believes that it will be more involved than simply adding a unique parking standard for SROs. Instead it will be necessary to add SROs as a separate permitted use within appropriate zones. Since SROs are somewhat of a cross between multifamily housing and hotels, zones that allow both uses would be likely candidates.

Staff Recommendation: If the City Council confirms that code amendments permitting SROs should be considered, staff will prepare draft regulations for review at a future Commission meeting. At the Commission's discretion, the amendments may be reviewed at a study session prior to the public hearing or at the hearing itself. Commission direction on this is requested.

Attachments:

1. Roster of proposed Zoning Code and Municipal Code amendments.
2. Work Program
3. Section 55.64.010 Zone TL 9B use zone chart density amendment
4. Section 115.150 Vehicles, Boats and Trailers – Size in Residential Zones Limited amendment
5. Section 115.42 Floor Area Ratio (FAR) Exemptions amendment
6. Section 115.20.4 Miscellaneous Regulations Animals in Residential Zones, Large Domestic Animals, amendment
7. Section 160.182.010 PLA 16 Equestrian Regulations amendment
8. Section 160.180. PLA 16 General Regulation amendment
9. Section 115.20.4 Chicken Matrix
10. Title 22.28.042 Small Lot Single Family and Title 22. 28.08 Historic Preservation Subdivision Regulations amendments
11. Section 162.60 Non-Conforming Density Map
12. Section 162.60 Non-Conforming Density Map
13. Section 162.60 Non-Conforming Density Map
14. Section 162.60 Non-Conforming Density Spreadsheet
15. Section 162.60 Non-Conforming Density amendment
16. Chapter 117 PWSF proposed amendments

Memo to PC and HCC Misc KZC/KMC Amend.

April 12, 2012

Page **17** of **17**

17. Robert Pantley letter regarding SRO's

Cc: File ZON12-00002

Roster of Miscellaneous Zoning Code and Municipal Code Amendments 4/12/12.
Asterisk notes that these are in the Houghton jurisdiction.

Part 1

NO POLICY CHANGES

These proposed amendments result in no changes to current policy but intend to clarify and fix inconsistencies within the code.

***Code Enforcement KMC Title 1 Section 1.12.050.(d).(6)**

Purpose: Correct the reference regarding who gets the Hearing Examiner notice of decision after the required public hearing addressing a civil violation.

***Trees and Landscaping KZC Chapter 95 Section 95.23.5.e.1**

Purpose: Correct the reference in subsection 5.e, which refers to the Tree Removal Allowances not associated with development activity, when seeking to cut trees on private property.

Totem Lake 9B KZC Chapter 55 Section 55.64.010

Purpose: Add the density limitation of 5,000 square feet per dwelling unit for this zone, which was inadvertently missed with the adoption of Ordinance 4158 in 2008. This ordinance implemented the Gordon Hart private amendment request through codification of the TL 9A and 9B zones and established a 5,000 sq. ft. minimum lot size for the TL 9B zone. This minimum lot size is equivalent to the density being codified. In all multifamily zones, a special regulation expresses density as minimum lot area per dwelling unit and this amendment does just that.

***Process I Chapter 145 Section 145.22.2.a.**

Purpose: This amendment clarifies that state and federal agencies with jurisdiction must receive a Notice of Application for Process I development proposals.

MINOR POLICY CHANGES

The proposed amendments do not clarify existing regulations, but instead change them. However, they are generally not considered significant policy issues.

Totem Lake 10E KZC Chapter 55 Section 55.93.110 *(amendment will be now be handled with Totem Lake zoning project)*

Purpose: Correct the sign category for "Vehicle or Boat Repair, Services, Washing or Rental".

***Waterfront Districts (WD) I, II and III KZC Chapter 30 Sections 30.10,20 and 30.**

Purpose: This amendment would add a new general regulation to all three Waterfront District zones to address required rear yard setbacks.

***Required Yards related to a 2nd Story above Garage Rear Yard Setback Encroachment - KZC Chapter 115 Section 115.115.3.o**

Purpose: This code amendment would clarify whether or not a second story above a detached garage, which utilizes an alley for primary vehicular access, may encroach into the rear yard setback.

***Vehicles, Boats and Trailers – Size in Residential Zones Limited Chapter 115 Section 115.150**

Purpose: Codify current practice allowing oversized vehicle/boat/trailer to be stored in legally constructed fully enclosed structure.

***Front Yard Setback Flexibility in Low Density Residential Zones KZC Chapters 15, 17 and 18**

Purpose: This code amendment would give some setback relief when a parcel has two opposite front yard setbacks.

Part 2 - MODERATE POLICY CHANGES

These are considered more substantive changes to existing regulations.

Floor Area Ratio (FAR) Exemptions Chapter 115 Section 115.42

Purpose: This amendment would clarify whether stairwells should be exempt from FAR calculations, and if so, to what extent. It would also consider options to simplify FAR and cut down on review time.

***PLA 16 Equestrian Regulations Chapter 160 Section 160.182.010 and Miscellaneous Regulations Animals in Residential Zones, Large Domestic Animals, Horses Chapter 115 Section 115.20.4**

Purpose: The amendments are proposed to eliminate redundancy between existing PLA 16 horse regulations, which apply only there, and Miscellaneous Large Domestic Animals regulations regarding horses, which apply citywide. Too, the amendments would clarify which horse keeping requirements apply specifically to the Kirkland Hunts Club, an approved master plan development in PLA 16.

*** Miscellaneous Regulations Animals in Residential Zones, Small Domestic Animals, Chickens Chapter 115 Section 115.20.4**

Purpose: The amendments are proposed to expand the residential zones in which chickens are allowed, determine the maximum number of chickens, and standards for their keeping (setbacks, prohibition on roosters, etc).

***Application of Small Lot and Historic Residence Subdivision Regulations throughout the City, Title 22- Subdivisions KMC**

Purpose: Apply small lot regulations city-wide. The regulations now apply only in the Norkirk, Market, Lakeview and Central Houghton Neighborhoods.

New Hazardous Fuel Pipeline Zoning Code Amendments addressing the Olympic Pipeline now within Kirkland's jurisdiction

Purpose: Draft new KZC regulations addressing hazardous liquid pipelines.

***Non-Conforming Density- Special Provisions for Continued Uses – Limitations on Maintaining, Repairing and Remodeling Structures with Nonconforming Density- Chapter 162 Section 162.60**

Purpose: Provide more flexibility to repair, maintain and remodel structures with nonconforming density without having to bring the density into conformance.

***Extension of Land Use Permit Approvals during the Economic Recession – Various code sections in KZC and KMC**

Purpose: To either codify or discontinue the interim regulations that have been in place since 2009 that allow the City to approve requests for land use permit extensions. Staff will be presenting options to the City Council's Economic Development Committee (EDC) at the end of February and will report back with a recommended direction.

***Time Limits to Complete Construction of Projects Approved by the Design Review Board Chapter 142 Section 115.20.4**

Purpose: Provide authority for the Design Review Board (DRB) to extend the duration of time in which an applicant has to complete construction, prior to DRB approval lapsing.

Personal Wireless Service Facilities –Flexibility to change non-conforming PWSF - Chapter 117

Purpose: Determine whether the code should be amended to allow some non-conforming PWSF to be modified.

***Application of Electronic Readerboard Sign Regulations at all High Schools and Junior High/Middle Schools in all Single Family Residential RS, RSX, RSA Zones - – Chapters 15, 17, and 18**

Purpose: Determine if electronic readerboard signs may be located at all high schools and junior/middle schools in Kirkland. The regulations already apply at Juanita and Lake Washington High Schools.

***Entertainment, cultural and recreation uses in various zones. Definitions Chapter 5.10.140, .153, and new definition .279 and various use zone charts**

Purpose: This amendment would provide consistency in terminology used for entertainment, cultural and recreation uses in various zones. It would change the definition for "Commercial Recreation Area And Use" to eliminate the distinction between "for profit" and "not for profit" that has plays no role in the suitability of the use to a particular location; provide a new definition for "Entertainment, Cultural and /or Recreational Facility"; change the definition of "Community Facility to eliminate reference to several uses that are more appropriate in another use listing, and repeal the definition for "Athletic Instructional Facility."

Delete Heron Habitat Protection Area in Finn Hill Annexation Area – Chapter 90 – Section 90.127

Purpose: Delete Section 90.127 and Plate 39 which refer to Heron Habitat Protection Area regulations and map that was carried over from the County regulations upon annexation. The deletion of Section 90.127 and Plate 39 were inadvertently omitted from Ordinance 4303 dated June 7, 2011, to implement clarification of the City's Shoreline Master Program. Both the City and King County agree that there is no evidence of heron habitat, which would have been the basis for the County's regulation.

***New Single Room Occupancy (SRO) Regulations**

Purpose: Add a new permitted use to appropriate zones, allowing SRO developments

**Work Program Miscellaneous Zoning Code Amendments
(ZON12-00002)
April 2012**

- Jan 12* **PC study** review “no” and “minor” policy amendments and schedule, and provide direction
- Jan 23* **HCC study** review “no” and “minor” policy amendments and schedule, and provide direction
- Feb 27* **HCC study** review “moderate” policy amendments and follow-up on “minor” policy amendments
- March 8* **PC study** review “moderate” policy amendments and follow-up on “minor” policy amendments
- April 23* **HCC study** draft amendments
- April 26* **PC study** draft amendments
- June 14(?)* **PC/HCC joint public hearing** proposed amendments and recommendation
- July 3* **CC adoption** of ordinance
- July 23* **HCC final action** on ordinance

USE ZONE CHART

1. Minimum amount of lot area per dwelling unit in TL 9B zone is 5,000 sq. ft.

| DIRECTIONS: FIRST, read down to find use...THEN, across for | | | | | | | | | | | | |
|---|--|------------------------------|---------------|-----------------------------|---|-----------------------|--------------|--|---------------------------------|-----------------------------|--|---|
| Section 55.64 | USE ↓ REGULATIONS ↓ | Required Review Process | Lot Size | MINIMUMS | | | MAXIMUMS | | Landscape Category (See Ch. 95) | Sign Category (See Ch. 100) | Required Parking Spaces (See Ch. 105) | Special Regulations (See also General Regulations) |
| | | | | REQUIRED YARD (See Ch. 115) | | | Lot Coverage | Height of Structure | | | | |
| | | | | Front | Side | Rear | | | | | | |
| .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 occupations and other accessory uses, facilities and activities associated with this use. |
| .020 | Detached, Attached or Stacked Dwelling Units | | | | 5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 3. | 10' See Spec. Reg. 4. | | Detached dwelling units: 30' Attached and/or stacked dwelling units: 50' above average building elevation. 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. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 3. The side yard may be reduced to zero feet 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 five feet. 4. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. 5. For attached and/or stacked dwelling units, 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 KZC for additional affordable housing requirements and incentives. |
| .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 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. |

Section 55.64

Zone
TL 9B

USE ZONE CHART

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS | | | | | | | | | | | | |
|---|------------------------------|------------------------------|---------------|--|------------------|------|--------------|---|---------------------------------|-----------------------------|---------------------------------------|--|
| Section 55.64 | USE ↓ REGULATIONS ↑ | Required Review Process | Lot Size | MINIMUMS | | | Lot Coverage | MAXIMUMS | Landscape Category (See Ch. 95) | Sign Category (See Ch. 100) | Required Parking Spaces (See Ch. 105) | Special Regulations (See also General Regulations) |
| | | | | REQUIRED YARD (See Ch. 115) | | | | | | | | |
| | | | | Front | Side | Rear | | | | | | |
| .040 | School or Day-Care Center | Process IIA, Chapter 150 KZC | 7,200 sq. ft. | If this use can accommodate 50 or more students or children, then: | | | 70% | 30' above average building elevation. See Spec. Reg. 8. | D | B | See KZC 105.25. | <ol style="list-style-type: none"> 1. May locate on the subject property only if: <ol style="list-style-type: none"> a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site and building design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required only along the property line adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area 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 nearby residential uses. 5. May include accessory living facilities for staff persons. 6. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 8. For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. |
| | | | | 50' | 50' on each side | 50' | | | | | | |
| | | | | If this use can accommodate 13 to 49 students or children, then: | | | | | | | | |
| | | | | 20' | 20' on each side | 20' | | | | | | |

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS | | | | | | | | | | | | |
|---|---|---|---------------|-----------------------------|---|------|--------------|---------------------------------------|---------------------------------|-----------------------------|---------------------------------------|--|
| Section 55.64 | 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 | | | | | | |
| .050 | Mini-School or Mini-Day-Care | Process IIA, Chapter 150 KZC | 3,600 sq. ft. | 20' | 5', but 2 side yards must equal at least 15'. | 10' | 60% | 30' above average building elevation. | D | B | See KZC 105.25. | 1. May locate on the subject property if: <ol style="list-style-type: none"> It will not be materially detrimental to the character of the neighborhood in which it is located. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required along the property line adjacent to the outside play areas. 3. Structured play areas must be set back 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. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 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 | Convalescent Center or Nursing Home | | 7,200 sq. ft. | | 10' on each side | | 70% | | C | B | 1 for each bed. | |
| .070 | Public Utility | | None | | 20' on each side | 20' | | | A See Spec. Reg. 2. | | See KZC 105.25. | 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. |
| .080 | Government Facility Community Facility | | | | 10' on each side | 10' | | | C See Spec. Reg. 2. | | | |
| .090 | Public Park | Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process. | | | | | | | | | | |

115.150 Vehicles, Boats and Trailers – Size in Residential Zones Limited*

1. General – Except as specified below, it is a violation of this code to park or store any vehicle, boat or trailer on any lot in a residential zone if that vehicle, boat or trailer, or any combination thereof, is both more than nine (9) feet in height and 22 feet in length, including bumpers and any other elements that are required by federal or state law for the operation of the vehicle, boat or trailer on public roads or waterways.

Except within the disapproval jurisdiction of the Houghton Community Council, any boat that is 16 feet or longer and has a gunwale which is at least five (5) feet from the ground when the boat is sitting on a boat trailer shall not be parked or stored in a required front yard.

2. Exceptions

- a. A vehicle, boat or trailer of any size may be parked on any lot in the City for not more than 24 hours in any consecutive 7-day period for the exclusive purpose of loading or unloading the vehicle, boat or trailer. Within the disapproval jurisdiction of the Houghton Community Council, the time limitation shall be not more than 48 hours in any consecutive 7-day period.

[B A vehicle, boat or trailer of any size may be parked and stored on any lot in the City if it is parked in a legally constructed fully enclosed garage meeting all regulations for that zone.](#)

- b. An oversized vehicle, boat or trailer may be parked on a lot in an RSA or RMA zone containing an existing residence if all of the following are met:
 - 1) Within six (6) months of the effective date of annexation, the owner registers the oversized vehicle, boat or trailer parked on his/her property with the City's Planning Department. The owner shall provide the City with a copy of the State vehicle registration license showing that the person obtaining the registration is the owner of the vehicle, boat or trailer and that the address on the vehicle license is the same as the address where the vehicle, boat or trailer is parked;
 - 2) The owner of the vehicle, boat or trailer resides on the lot that contains the vehicle;
 - 3) Within one (1) year of the effective date of annexation, a registered vehicle, boat or trailer under subsection (2)(b)(1) of this section may be replaced with another vehicle, boat or trailer of the same type and no greater dimensions, provided that the requirements of subsection (2)(b)(1) of this section are met for the replacement vehicle and the replaced vehicle, boat or trailer has been removed from the property;
 - 4) The exception runs with the registered vehicle, boat or trailer parked on a specific lot at the time of annexation and to the owner of the vehicle, boat or trailer who resides on the specific property at the time of annexation.
- c. The City may, using Process I, described in Chapter [145](#) KZC, approve a request to park or store a vehicle, boat or trailer of any size on a lot in a residential zone if:
 - 1) The parking or storage of the vehicle, boat or trailer will not be detrimental to the character of the neighborhood; and

- 2) The property abutting the subject property will not be impacted by the parking or storage; and
- 3) The placement of the vehicle, boat or trailer will not create a potential fire hazard; and
- 4) The parking or storage is clearly accessory to a residential use on the subject property and the vehicle, boat or trailer is operated by a resident of the subject property.

The City may impose screening requirements, limit the hours of operation of the vehicle, boat or trailer, and impose other restrictions to eliminate adverse impacts of the parking or storage.

* ~~The applicable review process is Process IIA, Chapter 150 KZC, until June 1, 2011 (Ordinance 4196).~~

115.42 Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones and Attached Dwelling Units in PLA 3C

1. Gross floor area for purposes of calculating F.A.R. and maximum floor area for detached dwelling units in low density residential zones and attached dwelling units in PLA 3C, shall include the entire area within the exterior walls for each level of the structure. It shall also include the area of the carports, measured as the area of the carport roof. It does not include the following:
 - a. Attic area with less than five (5) feet of ceiling height, as measured between the finished floor and the supporting members for the roof.
 - b. Floor area with a ceiling height less than six (6) 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. On lots less than 8,500 square feet, the first 500 square feet of an accessory dwelling unit or garage contained in an accessory structure, when such accessory structure is located more than 20 feet from and behind the main structure (see KZC [115.30](#) for additional information on the required distance between structures); provided, that the entire area of an accessory structure, for which a building permit was issued prior to March 6, 2007, shall not be included in the gross floor area used to calculate F.A.R. For purposes of this section, "behind" means located behind an imaginary plane drawn at the back of the main structure at the farthest point from, and parallel to, the street or access easement serving the residence.
 - d. On lots greater than or equal to 8,500 square feet, the first 800 square feet of an accessory dwelling unit or garage contained in an accessory structure, when such accessory structure is located more than 20 feet from and behind the main structure (see KZC [115.30](#) for additional information on the required distance between structures); provided, that the entire area of an accessory structure, for which a building permit was issued prior to March 6, 2007, shall not be included in the gross floor area used to calculate F.A.R.
 - e. Uncovered and covered decks, porches, and walkways.

~~2. Floor area with a ceiling height greater than 16 feet shall be calculated as follows:~~

- ~~a. The first 100 square feet of such floor area, in aggregate, shall be calculated only once toward allowable F.A.R.;~~
- ~~b. Floor area in excess of the first 100 square feet shall be calculated at twice the actual floor area toward allowable F.A.R.~~

~~3.2. This section is not effective within the disapproval jurisdiction of the Houghton Community Council, except for those lots in PLA 3C that are less than 7,200 square feet or lots that have less than the minimum lot size created through the small lot provisions of KMC 22.28.042, subdivisions.~~

115.20 Animals in Residential Zones

New section below for horses mirrors the regulations in the existing animal use zone chart, PLA 16 zone regulations and Section 115.08 for accessory structures, except for the following two proposed changes.

- ***Special Regulation 2 criteria would now be tied to the Process I review to determine the appropriate number of horses on lots less than 35,000 square feet. There is no required review process for the keeping of horses on lots of 35,000 sq. ft. or greater or in the approved master plan site located in the PLA 16 zone so the criteria in Special Regulation 2 would only apply to lots that must go through a Process 1 to keep horses.***
- ***The maximum number of horses on lots less than 35,000 sq. ft. is changed from 1 horse to up to 2 horses. The Process I review will determine the appropriate number of horses based on the criteria in Special Regulation 2. For example, it may be appropriate to allow two horses on a lot size of 34,500 sq ft which is just below the 35,000 sq ft lot standard for two horses.***

e. Horses –

1. Required Review Process:

~~If lot size is less than 35,000 sq. ft., then Process I, Chapter 145 KZC~~
~~Otherwise none~~

- a. PLA 16 zone, if part of a recorded master plan: none
- b. All other zones, including in PLA 16 on lots which are not part of a recorded master plan:
 - 1) On lots 35,000 sq. ft. or greater: none.
 - 2) On lots less than 35,000 sq. ft. the City may approve up to two (2) horses, using Process I, Chapter 145 KZC, based on the following criteria:
 - a) Proximity to dwelling units both on and off the subject property; and
 - b) Lot size and isolation; and
 - c) Compatibility with surrounding uses; and
 - d) Potential noise impacts

2. Maximum Number of Adult Horses:

- a. PLA 16 zone, if part of a recorded master plan: two (2) horses.
- b. RS 35 and RSX 35 zones within the Bridle Trails neighborhood north and northeast of Bridle Trails State Park or residential lots in PLA 16 zone which are not part of a recorded master plan:

- 1) On lots of at least 35,000 sq. ft. two (2) [horses](#) per 35,000 sq. ft. of lot area and up to two (2) additional horses may be kept on a residential lot, providing that an additional 3,000 sq. ft. of paddock area is available for each additional horse. [\(See subsection 5. for minimum paddock standards\)](#)
- 2) On lots less than 35,000 sq. ft. the City may approve [up to two \(2\) horses](#) using Process I, Chapter 145 KZC; [pursuant to subsection 1.b. 2\) of this section.](#)

c. All other [zones](#):

- 1) [Two \(2\) horses](#) per 35,000 sq. ft. of lot area and 1 [horse](#) per each additional 17,500 sq. ft. of lot area.
 - 2) If lot size is less than 35,000 sq. ft. the City may [approve up to two \(2\) horses](#) using Process I, Chapter 145 KZC; [pursuant to subsection 1.b. 2\) of this section.](#)
- d. In addition to the maximum number of adult horses permitted, offspring from one (1) female are permitted at any given time until those offspring are able to survive independently.

3. [Minimum Lot Size](#)

- a. PLA 16 [zone](#), if part of a recorded master plan: 26,000 sq. ft.
- b. All other [zones](#), including in PLA 16 on lots which are not part of a recorded master plan:
 - 1) 35,000 sq. ft.
 - 2) May be less than 35,000 sq. ft. if approved through Chapter 145 KZC, Process I, [pursuant to subsection 1.b. 2\) of this section.](#)

4. [Barn Size and Setback:](#)

- a. The applicant must provide a suitable barn to house the horses, and must maintain it in a clean condition.
- b. RS 35 [and](#) RSX 35 zones within the Bridle Trails neighborhood north and northeast of Bridle Trails State Park or residential lots in PLA 16 [zone](#), which are not part of a recorded master plan:
 - 1) [Size:](#) Barns 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.
 - 2) [Setbacks:](#) Barns to house horses must be set back a minimum of 40 feet from habitable dwellings, [both on and off the subject property.](#)
- c. All other [zones](#), including in PLA 16 on lots that are part of a recorded master plan:
 - 1) [Size:](#) Barns must not exceed 1,200 sq. ft., plus 10 percent of the lot area that exceeds 7,200 sq. ft. and must meet all other requirements of KZC Section 115.08; Accessory Structure.
 - 2) [Setbacks:](#) Barns to house horses must be a minimum of 40 feet from each property line. The [City](#) may permit barns to extend into the property line in common with the abutting property; provided that:
 - a) An abutting property owner files a signed and notarized statement [with the City](#) in support of the request; and
 - b) The barn complies with all other regulations pertaining to setbacks in that zone

[4.5. Paddock Size and Setbacks](#)

a. RS 35 and RSX 35 Zones within the Bridle Trails neighborhood north and northeast of Bridle Trails State Park or residential lots in PLA 16 [zone](#) which are not part of a recorded master plan:

- 1) [Size](#): Each residential lot must contain an area of at least 10,000 permeable square feet for the purpose of accommodating two (2) horses, capable of being used for or easily converted to a paddock area and barn, and meeting the following standards:
 - a) The paddock must have a minimum width of 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.
 - b) 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.

2) [Setbacks](#):

- a) The paddock areas must be set back five (5) feet from each property line which abuts a school use or a residential zone other than RS 35, RSX 35 or PLA 16, including part of a recorded master plan, [otherwise there is no setback](#).
- b) The paddock areas must be set back 10 feet from habitable dwellings and five (5) feet from significant improvements outside the paddock area, such as swimming pools, sports courts, decks and patios, [both on and off the subject property](#).

3) [Additional Paddock Requirements](#)

- a) The area used or reserved for paddock area must be pervious and exclusive of any structures or improvements (except 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 Chapter 90 KZC, Drainage Basins.
- b) Direct access to 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 for the first 15 feet in back of the existing or future curb line the grade shall not exceed six (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-inch size.

a-b. All other [zones](#), including in PLA 16 on lots which are part of a recorded master plan:

- 1) [Size](#): Each lot must contain an area of at least 14,500 sq. ft. capable of being used as a horse paddock area and configured to meet the following standards:
 - a) The paddock must be designed in a contiguous and usable manner to accommodate the feed storage and manure pile for two (2) horses. This area must be exclusive of any structures, including storage sheds, barns, residential units and carports.
 - b) Direct access to this area must be available for trucks to deliver feed and pick up manure from an alley, easement, or an adjacent right-of-way across a side yard of the lot.

2) Setbacks: Paddocks must be a minimum of 20 feet from each property line. The City may permit horse paddocks to extend into the property line in common with the abutting property; provided that:

- a) An abutting property owner files a signed and notarized statement with the City in support of the request; and
- b) The paddock complies with all other regulations pertaining to setback in that zone.

6. Outdoor Manure Piles:

- a. PLA 16 zone: no outdoor manure pile may be placed closer than 65 feet to any adjacent residential structure.
- b. All other zones, no outdoor manure pile may be placed closer than a point equidistant to any adjacent residential structure.

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

| Section 60.182 | 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 YARDS (See Ch. 115) | | | Lot Coverage | | | | | Height of Structure |
| | | | | Front | Side | Rear | | | | | | |
| .010 | Detached Dwelling Unit | If lot size is less than 35,000 sq. ft., then Process IIB, Chapter 152 KZC. Otherwise, None. | 35,000 sq. ft. except as established under Special Regulation 7. | 20' See Spec. Regs. 3 and 9. | 5', but 2 side yards must equal at least 15'. | 10' | 50% | 30' above average building elevation. | E | A | 2.0 per dwelling unit. | <ol style="list-style-type: none"> For this use, not more than one dwelling unit may be on each lot, regardless of the size of the lot. Floor Area Ratio (F.A.R.) allowed for the subject property is 20 percent of lot size. See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information. On corner lots with two required front yards, one may be reduced to the average of the front yards for the two adjoining properties fronting the same street as the front yard to be reduced. The applicant may select which front yard will be reduced (see Plate 24). Each lot may contain no more than two horses. Residential lots must contain a minimum area of 10,000 permeable square feet, which shall comply with Special Regulation 6 for large domestic animals in KZC 115.20(4) (chart). On each lot, no outdoor manure pile may be placed closer than 65 feet to any adjacent residential structure. This use may have a lot size of less than 35,000 square feet if all of the following standards are met: <ol style="list-style-type: none"> The property must contain at least 16 contiguous acres. A Master Plan shall be approved for the entire property. The minimum lot size allowed on the property shall be determined and approved as part of the Master Plan. In no case shall the minimum lot size be less than 26,000 square feet. A commercial equestrian facility, including an arena, stables and paddock areas, must be provided on the property. The facility must be available to the public and not exclusively for the residences within the Master Plan. The facility must meet requirements and special regulations as established for the use listing in this zone entitled "Commercial Equestrian Facility." An improved public equestrian access trail and appropriate public signing must be provided. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks. A coordinated vehicular and pedestrian circulation system for the property as well as other properties in the vicinity shall be provided as part of the Master Site Plan. |

KZC 115.20.5.e for keeping of horses.

5

7

5. If a Master Plan is approved for the property, this use may have a lot size of less than 35,000 sq. ft. and must meet the following standards:

4

b. Residential lots must contain a minimum area of 14,500 sq. ft. capable of being used as a horse paddock area, which shall comply with KZC 115.20.5.e for keeping of horses.

e.

REGULATIONS CONTINUED ON NEXT PAGE

USE ZONE CHART

| Section 60.182 | | 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 | | | | |
| USE | REGULATIONS | | Front | Side | Rear | | | | | | |
| .010 | Detached Dwelling Unit (continued) | | | | | | | | | | REGULATIONS CONTINUED FROM PREVIOUS PAGE 6. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 7. Garages shall comply with the requirements of KZC 115.43, including required front yard. These requirements are not effective within the dis-approval jurisdiction of the Houghton Community Council. |

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

| Section 60.182 | 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 YARDS (See Ch. 115) | | | Lot Coverage | | | | | Height of Structure |
| | | | | Front | Side | Rear | | | | | | |
| .020 | Commercial Equestrian Facility See Special Regulation 1. | Process IIB | 3 acres | 20' | 20' | 20' | 80% | See Special Regulation 4. | C | B | See KZC 105.25. | <ol style="list-style-type: none"> 1. This use may include arenas, stables, roaming and grazing areas, club house and ancillary equestrian facilities. 2. This use must comply with KZC 80.30 through 80.45. 3. An improved public equestrian access trail through the subject property and appropriate public signing must be provided. The trail must be located and designed to allow for an eventual connection between N.E. 60th Street and Bridle Trails State and King County Parks. 4. Structures exceeding 25 feet above average building elevation must have the ground floor placed below existing grade to the extent possible and screened by a vegetative earthen berm. 5. Existing natural vegetation must be maintained to the greatest extent possible. |
| .030 | Commercial Recreation Area and Use See Special Regulation 1. | | 1 acre | 20' | 20' | 20' | 38' above average building elevation. See Special Regulation 3. | | | | | <ol style="list-style-type: none"> 1. This use may include activities such as: indoor and outdoor tennis courts, club house, swimming pool, other sport court games and ancillary commercial recreation activities. 2. Hours of operation may be limited to reduce adverse impacts on a residential neighborhood. 3. Structures exceeding 25 feet above average building elevation must have the ground floor placed below existing grade to the extent possible and screened by a vegetative earthen berm. Structures can be placed at existing grade if the structures are located on lower ground than adjacent properties and if the adjacent properties are developed and do not contain residential use. 4. A 20-foot wide sight-obscuring landscape buffer must be provided along the west and south perimeter of the property. 5. Existing natural vegetation must be maintained to the greatest extent possible. 6. Vehicular and pedestrian circulation to and from the property shall be coordinated with the other properties in the vicinity to the maximum extent possible. |

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS | | | | | | | | | | | | |
|---|------------------------------|-------------------------------|----------------|--|------------------|------|--------------|---|---------------------------------|-----------------------------|--|--|
| Section 60.182 | USE ↓ REGULATIONS ↓ | Required Review Process | Lot Size | MINIMUMS | | | MAXIMUMS | | Landscape Category (See Ch. 95) | Sign Category (See Ch. 100) | Required Parking Spaces (See Ch. 105) | Special Regulations (See also General Regulations) |
| | | | | REQUIRED YARDS (See Ch. 115) | | | Lot Coverage | Height of Structure | | | | |
| | | | | Front | Side | Rear | | | | | | |
| .040 | Church | Process IIA, Chapter 150 KZC. | 35,000 sq. ft. | 20' | 20' on each side | 20' | 70% | 30' above average building elevation. | C | B | 1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 1. | 1. No parking is required for day-care or school ancillary to the use. |
| .050 | School or Day-Care Center | | | If this use can accommodate 50 or more students or children, then: 50' 50' on each side 50' | | | | 30' above average building elevation. See Spec. Reg. 9. | D | | 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 only along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 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 uses. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 9. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. |

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

| Section 60.182 | USE ↓ REGULATIONS ↑ | Required Review Process | Lot Size | MINIMUMS | | | MAXIMUMS | | Landscape Category (See Ch. 95) | Sign Category (See Ch. 100) | Required Parking Spaces (See Ch. 105) | Special Regulations (See also General Regulations) |
|----------------|---|---|----------------|------------------------------|---|------|--------------|---------------------------------------|---------------------------------|-----------------------------|---------------------------------------|---|
| | | | | REQUIRED YARDS (See Ch. 115) | | | Lot Coverage | Height of Structure | | | | |
| | | | | Front | Side | Rear | | | | | | |
| .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. | <ol style="list-style-type: none"> 1. May locate on the subject property only if: <ol style="list-style-type: none"> 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 | | | <ol style="list-style-type: none"> 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' | | | |
| .090 | Public Park | Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. | | | | | | | | | | |

This page left intentionally blank.

60.179 User Guide.

The charts in KZC [60.182](#) contain the basic zoning regulations that apply in Planned Area 16, including sub-zones. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 60.180



Zone
PLA16

Section 60.180 – 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. If any portion of a structure is adjoining a detached dwelling unit in 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 maximum horizontal facade shall not exceed 50 feet.

See KZC [115.30](#), Distance Between Structures/Adjacency to Institutional Use, for further details.

(Does not apply to Detached Dwelling Unit, Commercial Equestrian Facility, Commercial Recreation Area and Use and Mini-Day-Care Center or Day-Care Home uses).

3. ~~Must provide an improved public equestrian access trail and appropriate public signage. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks (does not apply to Detached Dwelling Unit, Commercial Equestrian Facility, Commercial Recreation Area and Use and Public Parks uses).~~

[lin](#)

Comparison of Cities Chicken Regulations

| City | Permit required | Zones | Minimum Lot size | Maximum # of chickens | Minimum Setbacks | Pen and Run requirements | Roosters allowed | Criteria for increased # of chickens | Regs include other fowl | Other |
|---------------------------------|-----------------|--|--|---|--|--|------------------|--------------------------------------|-------------------------|--|
| Seattle SMC 23.42.05 2 | No | All zones | None | 8 | 10' from dwelling unit on adjacent lot | None | No | No | Yes | |
| | | | | When lot greater than 10,000 sq. ft. contain community garden or urban farm ; 1 additional for each 1,000 sq. ft. | | | | | | |
| Redmond RMC 7.04.157 | Registration | Single Family & Urban Recreation zones, & public Park property | Based on zone UR-10 RA5-10 R1-10 R2-10 R3-8 R4-7 R5-6 R6-4 | 10 | 15' from property lines Reduced to 5' if: Adjacent property: 1.Church, school or park | 1. Prohibited in front yard 2. Shelter limited to 200 sq. ft. gross floor area & 8' height. 3. Runs limited to 6' height and | No | No | No | Must be confined Animal waste storage prohibited w/in 15' setback Slaughter only for |

Comparison of Cities Chicken Regulations

| City | Permit required | Zones | Minimum Lot size | Maximum # of chickens | Minimum Setbacks | Pen and Run requirements | Roosters allowed | Criteria for increased # of chickens | Regs include other fowl | Other |
|------------------------------------|-----------------|-----------------------|--|-----------------------|---|---|---|--------------------------------------|-------------------------|---|
| | | | R8-0 | | 2.easement or track Street trail or access corridor at least 10' wide | enclosed, provide weather & predator protection. | | | | personal consumption; 1 per 24 hours. |
| Shoreline SMC 20.40.130 | No | All Residential zones | Based on lot size: Less than 20,000-3 20,000-35,000-5 2 more for every additional acre up to 20 | 20 | Covered structures 10' from property line And 20 feet from any dwelling unit adjoining the subject property | Coops must provide two cubic feet per fowl, but not to exceed 2,000 sq. ft. | Yes Noise complaints are handled by the police dept. | No | Yes | Must be confined within a building, pen, or similar structure |
| Edmonds EMC 17.35.030 - 040 | No | All Residential zones | None | 3 | Same as other structure setbacks | None | No | No | No | Own and keep in a manner to promote and protect the urban residential |

Comparison of Cities Chicken Regulations

| City | Permit required | Zones | Minimum Lot size | Maximum # of chickens | Minimum Setbacks | Pen and Run requirements | Roosters allowed | Criteria for increased # of chickens | Regs include other fowl | Other |
|---|-----------------|-----------------------|----------------------------------|---|---|--------------------------|---|--------------------------------------|-------------------------|--|
| | | | | | | | | | | character of the city |
| Bellevue Land Use Code. 20.20.130 | No | All Residential zones | None | 6 | Structures 15' from property line. Open foraging or grazing 15' from property line, unless entire perimeter fenced, or enclosure | None | Yes BMC Noise ordinance exempts unamplified noise from chickens Mediation after talking to neighbor | No | Yes | Purpose of setbacks is to allow animals to be kept in yards fenced on their perimeter so long as the animal is free to roam freely within the fenced area. |
| | | | 10,000 sq. ft. or 20,000 sq. ft. | If lot 10,000 sq ft, then 6, plus 1 per additional 1,500 sq. ft. If lot 20,000 sq. | Structures 25' from property line. Open foraging or grazing 25' from property line, unless | | | | | More than 6 fowl treated as small domestic animals |

Comparison of Cities Chicken Regulations

| City | Permit required | Zones | Minimum Lot size | Maximum # of chickens | Minimum Setbacks | Pen and Run requirements | Roosters allowed | Criteria for increased # of chickens | Regs include other fowl | Other |
|---------------------------|-----------------|-----------------------|----------------------------|--|--|---|--|--------------------------------------|-------------------------|--|
| | | | | ft, then 10, plus 1 per additional 1,500 sq. ft. | entire perimeter fenced, or enclosure | | | | | |
| Kirkland KZC 115.20 | No | All Residential zones | 35,000 sq. ft. outside JFK | 20 and 1 for each additional 500 sq. feet. | 10' for 3 or less fowl, otherwise, 40' from each property line | Must provide a suitable structure or pen to house the animals, and must maintain it in a clean condition. | Yes, on lots greater than 35,000 sq. ft. | No | Yes | City may limit # of fowl to less than maximum based on: 1) Proximity to dwelling units both on and off property 2) Compatibility with surrounding uses 3) Potential noise impacts |
| | | | No minimum in JFK | 3 on lots less than 35,000 sq. ft., otherwise no limit | | | | | | |

From: Linda Hedges [<mailto:linda.s.hedges@gmail.com>]
Sent: Thursday, March 08, 2012 8:59 AM
To: Planning Commissioners
Subject: kirkland chicken policy

Hello,

My name is Linda Hedges and I live in Kirkland at 10815 NE 60th St. I understand that chicken housing policy is being discussed today and simply wanted to express my support for allowing chickens freely on small lots. A friend of mine has a couple chickens in their small back yard on Mercer Island and the chickens are a part of the family. The children play with the chickens, see them as pets, and the eggs are delicious. The chickens are clean and easy to take care of.

Thanks!
Linda Hedges

To: Planning Commission members
 From: Kathy Weber
 March 6, 2012

Chickens policy and code amendments—There are many residents in addition to myself who are enthusiastic about backyard chickens, but are not attending public meetings on the subject. Unfortunately, several families were confused about the existing chicken policies and already own chickens with lots legally “too small”. Others have decided to enjoy their backyard chickens quietly in hopes that the policies would one day be revised.

I want to express my views on the decisions you are discussing on March 8, 2012, as well as respond to the concerns of several Houghton Community Council members from the meeting on February 27, 2012. Please see my letter dated March 6, 2011 in your meeting packet materials, and I will not repeat myself.

- (1) **Lot size** question: anyone with a single family home should be able to raise chickens in their backyard if they have the desire and the room to do so. If residents have a relatively larger lot for a relatively larger coop they should be able to raise more chickens. Seattle says everyone can have six chickens. Redmond specifically states how many chickens one can own based on the zoning area, from 4-10. Shoreline sensibly states that chickens must have 200 cu ft each in their coop, and regulates the maximum coop size. I begin to like Shoreline’s approach. Currently, Kirkland residents with over 35,000 sq ft lots may own up to 20 chickens, and I favor keeping current rules for these residents with large lots who may already own chickens.
- (2) **Setback** question: it makes sense to me to require setbacks from property lines with other neighbors similarly to a garden shed or dog house.
- (3) **Coop cleanliness**: people who wish to raise chickens are likely to take good care of them. We are willing (Kirkland Coalition for Backyard Agriculture members) to sponsor community building educational forums for residents interested in best practices, after new policies are in place. It is difficult to regulate cleanliness.
- (4) **Lot size for roosters**: Seattle says “no roosters”; Redmond says “no roosters”; Shoreline “discourages roosters”, but allows them; Kirkland allows roosters on lot sizes in excess of 35,000 sq ft; If it is not broken, don’t fix it. There are passionate opinions on roosters. Ok with me if we must prohibit roosters on lot sizes under 35,000 sq ft, but I don’t favor making new, more restrictive rules for lot sizes over 35,000 sq ft. We live in a civil society and we all hear some noises from each other: freeway traffic, lawn mowers, dogs. On the occasion that a chick is mis-sexed when it arrives from the hatchery, it will make a good dinner or can be adopted out by the time it matures enough to crow.

(continued)

Concerns I heard expressed at Houghton Community Council meeting—

- (5) **Rodents:** we all have seen or heard of rats in Kirkland. They have no doubt lived among us for generations. Keeping feed bins closed, airtight, and coops clean are a great deterrant (source: Seattle Tilth). In addition, Redmond requires that coops prohibit points of uncontrolled access to coops larger to than ½ inch. Together, these ideas sound sensible.
- (6) **Noise:** Mature roosters will crow in the morning, and throughout the day. I loved the rooster in my neighborhood that lived here when I moved to Kirkland 12 years ago, but some did not. We will have to decide our policy on roosters. Hens will make some clucking sounds, particularly in the act of laying an egg, approximately one per day per mature hen. In addition, you may hear them briefly, if they are disturbed by a stranger. They are silent at night because they are sleeping. This is no more intrusive than a ball game, a lawn mower, or a neighbor's outdoor dinner.
- (7) **Salmonella risk from purchased eggs:** It is not economically viable to have a profitable business from a few backyard chickens, so rules regarding eggs bought or sold seem a non-issue. It is unlikely that this will be attempted. Existing regs are silent on the potential issues of "eggs for sale". It can stay that way. Any of us must be prudent when extra lettuce or apples are shared between neighbors or when we buy local produce at our farmer's markets. We cannot regulate common sense.

22.28.042 Lots—Small lot single-family.

In all neighborhoods of the City except those annexed effective on June 1, 2011, as defined in the comprehensive plan, and excluding the following low density zones: all Planned Area zones; WDII zone, RS and RSX 35 zones, RS 12.5 zone, and RS and RSX 5.0 zones. In the Central Houghton, Market, Norkirk and Lakeview (except for lots located in the PLA 3C and RS 12.5 zone) neighborhoods, as defined in the comprehensive plan Within the RS and RSX 6.3, 7.2 and 8.5 zones, for those subdivisions not subject to the lot size flexibility provisions of Sections 22.28.030 and 22.28.040, low Impact development provisions of Section 22.28.041, and historic preservation provisions of Section 22.28.048, the minimum lot area shall be deemed to be met if at least one-half of the lots created contain no less than the minimum lot size required in the zoning district in which the property is located. The remaining lots may contain less than the minimum required lot size; provided, that such lots meet the following standards:

- (a) Within the RS 6.3, RSX -and RS 7.2 zones, the lots shall be at least five thousand square feet.
- (b) Within the RSX and RS 8.5 zone, the lots shall be at least six thousand square feet.
- (c) The portion of any flag lot that is less than thirty feet wide and used for driveway access to the buildable portion of the lot may not be counted in the lot area.
- (d) The floor area ratio (FAR) shall not exceed thirty percent of lot size; provided, that FAR may be increased up to thirty-five percent of the lot size if the following criteria are met:
 - (1) The primary roof form of all structures on the site is peaked, with a minimum pitch of four feet vertical to twelve feet horizontal; and
 - (2) All structures are set back from side property lines by at least seven and one-half feet.
- (e) The FAR restriction shall be recorded on the face of the plat.
- (f) Accessory dwelling units are prohibited. This restriction shall be recorded on the face of the plat. (Ord. 4332 § 1(C) (Exh. C), 2011: Ord. 4330 § 1 (Exh. A), 2011: Ord. 4102 § 1(A), 2007)

22.28.048 Lots—Historic preservation.

In the Market and Norkirk all neighborhoods in the City, as defined in the comprehensive plan, but Within low density zones, excluding the following low density zones: PLA 16, RSX 35, and the RSX 35 zones north and north east of the Bridle Trails State Park, RSA 1, RSA 8, and PLA 3C zones, and the Holmes Point Overlay Zone; for those subdivisions not subject to the lot size flexibility provisions of Sections 22.28.030, 22.28.040, and the small lot single-family provisions of Section 22.28.042, the minimum lot area shall be deemed to be met if no more than two lots are created that contain less lot area than the minimum size required in the zoning district in which the property is located, and if an “historic residence” is preserved on one of the lots, pursuant to the process described in Chapter 75 of the Kirkland Zoning Code. The lots containing less than the minimum required lot area shall meet the following standards:

- (a) Within the RSA 6, RS 6.3 and RS and RSX 7.2 zones, the lots shall be at least five thousand square feet.

(b) Within the [RSA 4, RS 8.5 and RSX 8.5 zones](#), the lots shall be at least six thousand square feet.

(c) Within the [RS 12.5, RSX 12.5 and WDII zones](#), the lots shall be at least seven thousand two hundred square feet.

(d) Within the RS and RSX 35 zones not located north or northeast of the Bridle Trails State Park, the lots shall be at least fifteen thousand and fifty square feet.

(d) The portion of any flag lot that is less than thirty feet wide, and used for driveway access to the buildable portion of the lot, may not be counted in the lot area.

(e) Accessory dwelling units are prohibited. The restriction shall be recorded on the face of the plat.

Lots containing historic residences shall also meet the following standards:

(f) If a historic residence is destroyed, damaged, relocated, or altered inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation) (Code of Federal Regulations, 36 CFR Part 68), the replacement structure shall be reconstructed in accordance with the criteria established in Section 75.105 of the Kirkland Zoning Code. The replacement restriction shall be recorded on the face of the plat.

(g) As part of subdivision approval, the city may allow the following modifications to regulations in the Kirkland Zoning Code regarding minimum required yards, maximum lot coverage, and floor area ratio on the lot containing the historic residence if the modifications are necessary to accommodate the historic residence.

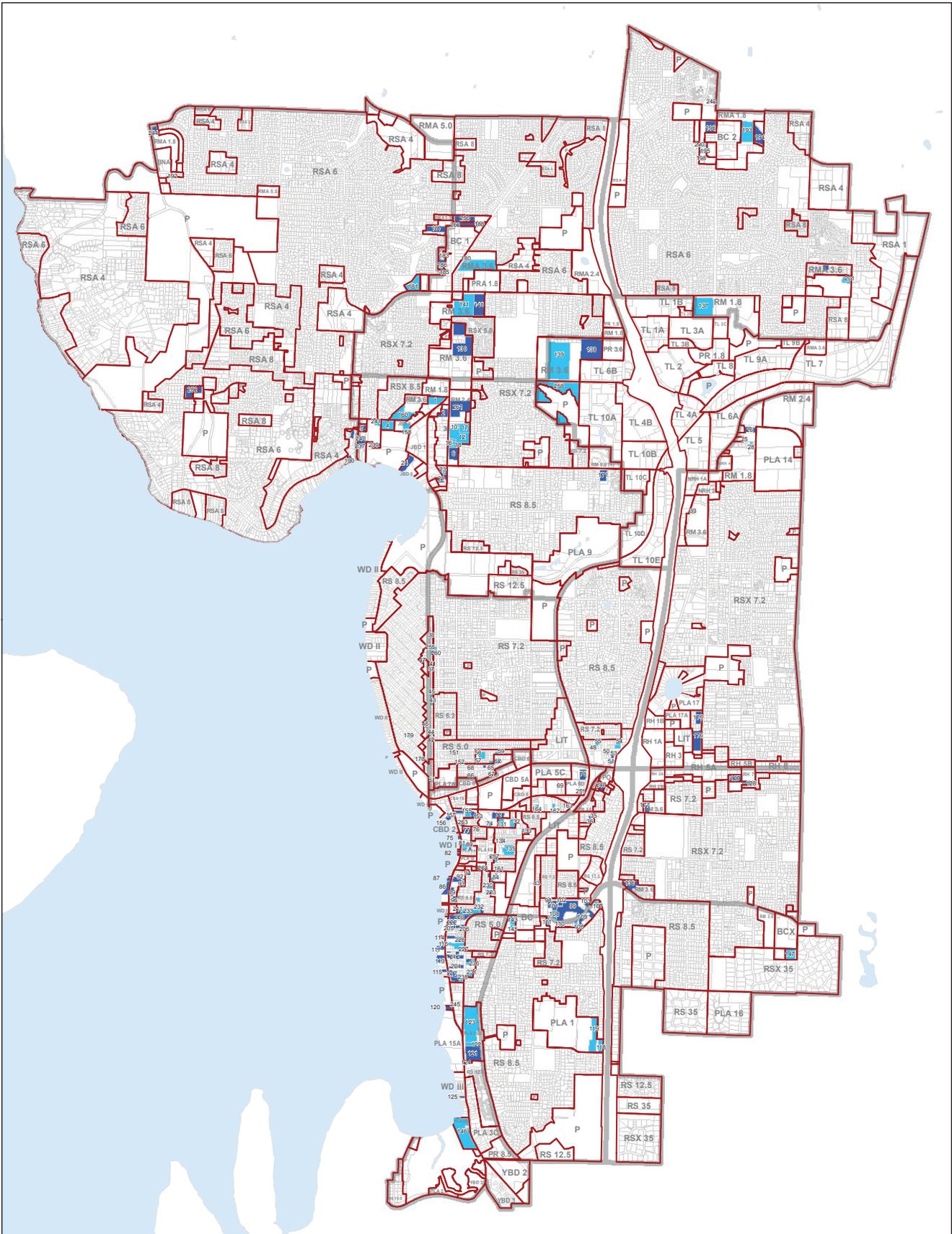
(1) Required yards may be two feet less than required by the zoning district as shown on the Kirkland zoning map.

(2) Floor area ratio may be five percentage points more than allowed by the zoning district as shown on the Kirkland zoning map.

(3) Lot coverage may be five percentage points more than allowed by the zoning district as shown on the Kirkland zoning map.

(h) At the time of recording the plat, a notice of applicable restrictions for the lot containing the designated historic residence shall be recorded. (Ord. 4102 § 1(B), 2007)

EXISTING NON-CONFORMING DENSITY IN MULTI-FAMILY ZONES



- Parcels with Density Ratio > 1**
- Apartments / Residential
- Condos
- Zoning Boundary
- Neighborhood Boundary
- Tax Parcel
- Lake



Produced by the City of Kirkland.
 © 2012, the City of Kirkland, all rights reserved.
 No warranties of any sort, including but not limited
 to accuracy, fitness or merchantability, accompany this product.
 Path: M:\IT\Maps\Planning\NonconformingDensityCitywide-11x17.mxd

| Map # | PIN | Description | Site Address | Existing Units | Sq Ft | Allowed Units | Land Value | Improvement Value | Zone Code | Zone Designation | Current Units/Allowed Units | Improvement/Land |
|-------|------------|--|---------------------------|----------------|--------|---------------|------------|-------------------|-----------|----------------------------|-----------------------------|------------------|
| 1 | 3756900107 | CASA JUANITA APTS | 9821 NE 122ND ST 98034 | 80 | 95750 | 53.19 | 2,872,500 | 6,551,500 | JBD 6 | Commercial | 1.50 | 2.28 |
| 2 | 3763100000 | 34 UNIT CONDOMINIUM | 12017 100TH AVE NE 98034 | 34 | 54748 | 30.42 | * | * | RM 1.8 | High Density Residential | 1.12 | * |
| 3 | 3026059218 | LAKEVIEW APARTMENTS | 9919 NE 119TH CT 98034 | 8 | 14375 | 7.99 | 460,000 | 804,000 | RM 1.8 | High Density Residential | 1.00 | 1.75 |
| 4 | 1791500427 | | 9507 NE 120TH ST 98034 | 76 | 113256 | 47.19 | 2,718,100 | 6,957,700 | RM 2.4 | High Density Residential | 1.61 | 2.56 |
| 5 | 7459900000 | 16 UNIT CONDO | 11901 93RD AVE NE 98034 | 16 | 35353 | 14.73 | * | * | RM 2.4 | High Density Residential | 1.09 | * |
| 6 | 6649700000 | 60 UNIT CONDO | 11640 100TH AVE NE 98034 | 60 | 110149 | 45.90 | * | * | RM 2.4 | High Density Residential | 1.31 | * |
| 7 | 2926059215 | 4-PLEX | 11808 100TH AVE NE 98034 | 4 | 8401 | 3.50 | 268,800 | 431,200 | RM 2.4 | High Density Residential | 1.14 | 1.60 |
| 8 | 2926059132 | 4-PLEX | 10008 NE 117TH CT 98034 | 4 | 7437 | 3.10 | 237,900 | 462,100 | RM 2.4 | High Density Residential | 1.29 | 1.94 |
| 9 | 2926059212 | 4-PLEX | 10012 NE 117TH CT 98034 | 4 | 7437 | 3.10 | 237,900 | 462,100 | RM 2.4 | High Density Residential | 1.29 | 1.94 |
| 10 | 2926059189 | 4-PLEX | 10023 NE 120TH ST 98034 | 4 | 7200 | 3.00 | 230,400 | 409,600 | RM 2.4 | High Density Residential | 1.33 | 1.78 |
| 11 | 2926059214 | 4-PLEX | 11806 100TH AVE NE 98034 | 4 | 7600 | 3.17 | 243,200 | 456,800 | RM 2.4 | High Density Residential | 1.26 | 1.88 |
| 12 | 2926059175 | JUANITA VIEW APTS | 11800 101ST PL NE 98034 | 94 | 211741 | 88.23 | 2,367,000 | 3,838,000 | RM 2.4 | High Density Residential | 1.07 | 1.62 |
| 13 | 2926059131 | 4-PLEX | 10004 NE 117TH CT 98034 | 4 | 7738 | 3.22 | 247,600 | 452,400 | RM 2.4 | High Density Residential | 1.24 | 1.83 |
| 14 | 2926059188 | 4-PLEX | 10023 NE 120TH ST 98034 | 4 | 6100 | 2.54 | 195,200 | 444,800 | RM 2.4 | High Density Residential | 1.57 | 2.28 |
| 15 | 2926059216 | 4-PLEX | 11810 100TH AVE NE 98034 | 4 | 8402 | 3.50 | 268,800 | 431,200 | RM 2.4 | High Density Residential | 1.14 | 1.60 |
| 16 | 2926059071 | 4-PLEX | 11804 100TH AVE NE 98034 | 4 | 7601 | 3.17 | 243,200 | 456,800 | RM 2.4 | High Density Residential | 1.26 | 1.88 |
| 17 | 2926059153 | | 10101 NE 120TH ST 98034 | 190 | 91912 | 38.30 | 2,022,000 | 3,358,200 | RM 2.4 | High Density Residential | 4.96 | 1.66 |
| 18 | 2926059213 | 4-PLEX | 10016 NE 117TH CT 98034 | 4 | 7216 | 3.01 | 230,900 | 469,100 | RM 2.4 | High Density Residential | 1.33 | 2.03 |
| 19 | 2926059190 | 4-PLEX | 10023 NE 120TH ST 98034 | 4 | 7200 | 3.00 | 220,900 | 392,800 | RM 2.4 | High Density Residential | 1.33 | 1.78 |
| 20 | 3039300000 | 8 UNIT CONDOMINIUM | 11430 99TH PL NE 98033 | 8 | 18824 | 7.84 | * | * | RM 2.4 | High Density Residential | 1.02 | * |
| 21 | 3754630000 | 11 RES CONDO | 11419 99TH PL NE 98033 | 11 | 25070 | 10.45 | * | * | RM 2.4 | High Density Residential | 1.05 | * |
| 22 | 3764300015 | 4 PLEX and SFR | 11438 99TH PL NE 98033 | 5 | 11512 | 4.80 | 345,300 | 366,700 | RM 2.4 | High Density Residential | 1.04 | 1.06 |
| 23 | 3764300005 | PHASE IV APARTMENTS | 9919 NE 116TH ST 98033 | 20 | 28200 | 11.75 | 846,000 | 2,032,000 | RM 2.4 | High Density Residential | 1.70 | 2.40 |
| 24 | 0590500000 | 40 UNIT CONDOMINIUM | 9715 NE JUANITA DR 98034 | 40 | 49500 | 27.50 | * | * | JBD 5 | Commercial | 1.45 | * |
| 25 | 8063100000 | CONDOMINIUM | 12607 NE 119TH ST 98034 | 8 | 10122 | 5.62 | * | * | RM 1.8 | High Density Residential | 1.42 | * |
| 26 | 6391550000 | 48 UNIT CONDOMINIUM | 12707 NE 120TH ST 98034 | 48 | 57351 | 31.86 | * | * | RM 1.8 | High Density Residential | 1.51 | * |
| 27 | 8663250050 | TOTEM FIRS | 12708 NE 118TH ST 98034 | 4 | 7100 | 3.94 | 124,250 | 181,405 | RM 1.8 | High Density Residential | 1.01 | 1.46 |
| 28 | 8663250020 | TOTEM FIRS | 12707 NE 118TH ST 98034 | 4 | 7175 | 3.99 | 125,750 | 183,595 | RM 1.8 | High Density Residential | 1.00 | 1.46 |
| 33 | 0293750000 | 6 UNIT CONDO | 11210 SLATER AVE NE 98033 | 6 | 20690 | 5.75 | * | * | RM 3.6 | Medium Density Residential | 1.04 | * |
| 35 | 3900300000 | 12 UNIT CONDO | 1111 KIRKLAND AVE 98033 | 12 | 25812 | 5.16 | * | * | RM 5.0 | Medium Density Residential | 2.32 | * |
| 36 | 1239400031 | | 1115 KIRKLAND AVE 98033 | 4 | 14526 | 2.91 | 726,300 | 221,700 | RM 5.0 | Medium Density Residential | 1.38 | 0.31 |
| 37 | 4310800000 | Condo with one business, one living unit | 1418 MARKET ST 98033 | 2 | 5222 | 1.45 | * | * | MSC 1 | Office | 1.38 | * |
| 38 | 3792600000 | 4 UNIT CONDOMINIUM | 10 18TH AVE 98033 | 4 | 13752 | 3.82 | * | * | MSC 1 | Office | 1.05 | * |
| 39 | 3885804460 | MAI-TAI | 1116 MARKET ST 98033 | 4 | 7833 | 2.18 | 587,400 | 305,600 | MSC 1 | Office | 1.84 | 0.52 |
| 40 | 3885802920 | 4 PLEX | 515 16TH AVE W 98033 | 4 | 7200 | 2.00 | 432,000 | 51,000 | MSC 1 | Office | 2.00 | 0.12 |
| 41 | 3885803850 | 4 PLEX | 1510 MARKET ST 98033 | 4 | 7834 | 2.18 | 470,000 | 360,000 | MSC 1 | Office | 1.84 | 0.77 |
| 42 | 3885806665 | 6-UNIT APT | 804 MARKET ST 98033 | 6 | 10445 | 2.90 | 783,300 | 1,000 | MSC 1 | Office | 2.07 | 0.00 |
| 43 | 3885804475 | TIKI | 1124 MARKET ST 98033 | 4 | 7833 | 2.18 | 587,400 | 262,600 | MSC 1 | Office | 1.84 | 0.45 |
| 44 | 3885806695 | 4 PLEX | 820 MARKET ST 98033 | 4 | 8405 | 2.33 | 630,300 | 173,700 | MSC 1 | Office | 1.71 | 0.28 |
| 45 | 3885804340 | KONA APTS | 1212 MARKET ST 98033 | 16 | 26112 | 7.25 | 1,958,400 | 385,600 | MSC 1 | Office | 2.21 | 0.20 |
| 46 | 3885801045 | 909 COMPLEX APTS & OFFICES | 909 MARKET ST 98033 | 10 | 10640 | 2.96 | 798,000 | 588,000 | MSC 1 | Office | 3.38 | 0.74 |
| 47 | 3885802915 | 4 PLEX | 507 16TH AVE W 98033 | 4 | 8400 | 2.33 | 504,000 | 1,000 | MSC 1 | Office | 1.71 | 0.00 |
| 48 | 2285410000 | 2 Det SFR's | 11224 NE 87TH ST 98033 | 2 | 6600 | 1.83 | * | * | RM 3.6 | Medium Density Residential | 1.09 | * |
| 49 | 3888600000 | 3 UNIT CONDO | 11422 NE 86TH ST 98033 | 3 | 9900 | 2.75 | * | * | RM 3.6 | Medium Density Residential | 1.09 | * |
| 50 | 2285420000 | 2 Unit T/H | 11409 NE 87TH ST 98033 | 2 | 6592 | 1.83 | * | * | RM 3.6 | Medium Density Residential | 1.09 | * |
| 51 | 8137920000 | 4 unit condo | 11415 NE 86TH ST 98033 | 4 | 13200 | 3.67 | * | * | RM 3.6 | Medium Density Residential | 1.09 | * |
| 52 | 3886901905 | BRENTWOOD APTS | 11520 NE 87TH ST 98033 | 6 | 20900 | 5.81 | 1,045,000 | 175,000 | RM 3.6 | Medium Density Residential | 1.03 | 0.17 |
| 53 | 3886900800 | 4-PLEX | 11505 NE 87TH ST 98033 | 4 | 13200 | 3.67 | 726,000 | 1,000 | RM 3.6 | Medium Density Residential | 1.09 | 0.00 |
| 54 | 3886901775 | | 8797 116TH AVE NE 98033 | 4 | 14300 | 3.97 | 715,000 | 85,000 | RM 3.6 | Medium Density Residential | 1.01 | 0.12 |
| 55 | 3886901615 | LA SEVILLE-5 PLEX | 11305 NE 88TH ST 98033 | 5 | 16820 | 4.67 | 841,000 | 1,000 | RM 3.6 | Medium Density Residential | 1.07 | 0.00 |
| 56 | 3885807800 | 24 UNIT APT (W/7830 MERGE REQ) | 320 6TH AVE 98033 | 24 | 44000 | 12.22 | 3,080,000 | 257,000 | PLA 7C | Medium Density Residential | 1.96 | 0.08 |
| 57 | 3900100205 | 4 PLEX | 303 6TH AVE 98033 | 4 | 7650 | 2.13 | 612,000 | 13,000 | PLA 7C | Medium Density Residential | 1.88 | 0.02 |
| 58 | 3885807720 | APT | 618 4TH ST 98033 | 4 | 8250 | 2.29 | 577,500 | 148,500 | PLA 7C | Medium Density Residential | 1.75 | 0.26 |
| 59 | 3885807705 | APT | 421 7TH AVE 98033 | 9 | 16500 | 4.58 | 1,155,000 | 181,000 | PLA 7C | Medium Density Residential | 1.96 | 0.16 |
| 60 | 3900100280 | KIRKCREST APT | 337 6TH AVE 98033 | 7 | 12750 | 3.54 | 828,700 | 1,000 | PLA 7C | Medium Density Residential | 1.98 | 0.00 |
| 61 | 3885808511 | FOURPLEX | 15 4TH AVE 98033 | 4 | 5775 | 1.60 | 433,100 | 652,900 | MSC 4 | Office | 2.49 | 1.51 |
| 62 | 2688500000 | 15 UNIT CONDO | 520 4TH ST 98033 | 15 | 24974 | 13.87 | * | * | PLA 7B | High Density Residential | 1.08 | * |
| 63 | 8635780000 | 5 unit condo | 316 5TH AVE 98033 | 5 | 8970 | 4.98 | * | * | PLA 7B | High Density Residential | 1.00 | * |
| 64 | 8905500000 | 3 UNIT CONDOMINIUM | 320 5TH AVE 98033 | 3 | 5100 | 2.83 | * | * | PLA 7B | High Density Residential | 1.06 | * |
| 65 | 8636500000 | 6 UNIT CONDO | 322 5TH AVE 98033 | 6 | 10200 | 5.67 | * | * | PLA 7B | High Density Residential | 1.06 | * |
| 66 | 3900100755 | 4-PLEX | 244 4TH AVE 98033 | 4 | 6116 | 3.40 | 489,200 | 293,800 | PLA 7B | High Density Residential | 1.18 | 0.60 |
| 67 | 3900101240 | 7 UNIT APT | 343 4TH AVE 98033 | 7 | 7500 | 4.17 | 637,500 | 287,500 | PLA 7B | High Density Residential | 1.68 | 0.45 |
| 68 | 3900100115 | 9-UNIT APT | 240 5TH AVE 98033 | 9 | 10200 | 5.67 | 816,000 | 742,000 | PLA 7B | High Density Residential | 1.59 | 0.91 |
| 69 | 0586600000 | Four Residential Townhouse Units | 820 2ND AVE 98033 | 4 | 6661 | 3.70 | * | * | PLA 5A | High Density Residential | 1.08 | * |

| Map # | PIN | Description | Site Address | Existing Units | Sq Ft | Allowed Units | Land Value | Improvement Value | Zone Code | Zone Designation | Current Units/Allowed Units | Improvement/Land |
|-------|------------|--------------------------|------------------------------------|----------------|--------|---------------|------------|-------------------|-----------|----------------------------|-----------------------------|------------------|
| 70 | 390200000 | | 406 10TH ST 98033 | 33 | 51573 | 28.65 | * | * | PLA 5D | High Density Residential | 1.15 | * |
| 72 | 0983400000 | Flats | 375 KIRKLAND AVE 98033 | 119 | 72000 | 80.00 | * | * | CBD 3 | Commercial | 1.49 | * |
| 74 | 0825059267 | | 128 STATEST | 123 | 18400 | 20.44 | 2,024,000 | 20,202,400 | CBD 3 | Commercial | 6.02 | 9.98 |
| 75 | 3827000000 | 4 UNIT CONDO & DOCK | 121 LAKE ST S 98033 | 4 | 11761 | 3.27 | * | * | WD 1 | Medium Density Residential | 1.22 | * |
| 76 | 1875000105 | FOUR PLEX | 211 3RD ST S 98033 | 4 | 7600 | 1.52 | 570,000 | 264,000 | PLA 6C | Low Density Residential | 2.63 | 0.46 |
| 77 | 8128500000 | 49-UNIT CONDO | 201 2ND AVE S 98033 | 49 | 41443 | 23.02 | * | * | PLA 6A | High Density Residential | 2.13 | * |
| 78 | 6619000000 | Townhouses | 421 2ND AVE S 98033 | 4 | 6928 | 3.85 | * | * | PLA 6A | High Density Residential | 1.04 | * |
| 79 | 7654900220 | SEA VIEW APTS | 430 LAKE ST S 98033 | 21 | 18113 | 10.06 | 1,992,400 | 830,600 | PLA 6A | High Density Residential | 2.09 | 0.42 |
| 80 | 0825059179 | SUNDOWN APTS | 410 LAKE ST S 98033 | 12 | 7200 | 4.00 | 684,000 | 851,000 | PLA 6A | High Density Residential | 3.00 | 1.24 |
| 81 | 0825059241 | SUNDOWN APT | 410 LAKE ST S 98033 | 12 | 17740 | 9.86 | 1,951,400 | 1,000 | PLA 6A | High Density Residential | 1.22 | 0.00 |
| 82 | 3110600000 | 28 unit condo | 515 LAKE ST S 98033 | 28 | 82200 | 22.83 | * | * | WD 1 | Medium Density Residential | 1.23 | * |
| 83 | 3472970000 | Flats + Commercial | 790 6TH ST S 98033 | 2 | 8597 | 1.72 | * | * | PR 5.0 | Office | 1.16 | * |
| 84 | 7882600143 | CEDARWOOD APT | 331 7TH AVE S 98033 | 8 | 13651 | 3.79 | 955,500 | 1,000 | PLA 6F | Medium Density Residential | 2.11 | 0.00 |
| 85 | 1720800055 | 14 UNIT APT | 713 3RD PL S 98033 | 14 | 18000 | 5.00 | 1,260,000 | 785,000 | PLA 6F | Medium Density Residential | 2.80 | 0.62 |
| 86 | 8127900000 | 23 UNIT CONDO | 807 LAKE ST S 98033 | 23 | 37900 | 10.53 | * | * | WD 1 | Medium Density Residential | 2.18 | * |
| 87 | 7698200000 | 38-UNIT CONDO | 733 LAKE ST S 98033 | 38 | 41436 | 11.51 | * | * | WD 1 | Medium Density Residential | 3.30 | * |
| 88 | 2560880000 | Townhouse, Duplex | 720 1ST ST S 98033 | 2 | 6002 | 1.67 | * | * | RM 3.6 | Medium Density Residential | 1.20 | * |
| 89 | 0192410000 | 8 UNIT CONDO | 816 LAKE ST S 98033 | 8 | 27900 | 7.75 | * | * | RM 3.6 | Medium Density Residential | 1.03 | * |
| 90 | 2286600000 | 4 UNIT CONDO | 935 1ST ST S 98033 | 4 | 11100 | 3.08 | * | * | RM 3.6 | Medium Density Residential | 1.30 | * |
| 91 | 8937000000 | 4-UNIT CONDO | 730 1ST ST S 98033 | 4 | 8400 | 2.33 | * | * | RM 3.6 | Medium Density Residential | 1.71 | * |
| 92 | 4098500000 | Flats | 725 1ST ST S 98033 | 11 | 38938 | 10.82 | * | * | RM 3.6 | Medium Density Residential | 1.02 | * |
| 93 | 2560900000 | 4 UNIT CONDO | 734 1ST ST S 98033 | 4 | 13868 | 3.85 | * | * | RM 3.6 | Medium Density Residential | 1.04 | * |
| 94 | 1720800400 | OLYMPIC VIEW APT | 121 7TH AVE S 98033 | 4 | 9000 | 2.50 | 855,000 | 16,000 | RM 3.6 | Medium Density Residential | 1.60 | 0.02 |
| 95 | 0825059209 | 4-PLEX | 8 10TH AVE S 98033 | 4 | 7365 | 2.05 | 846,900 | 42,100 | RM 3.6 | Medium Density Residential | 1.96 | 0.05 |
| 96 | 0825059272 | APTS | 20 10TH AVE S 98033 | 7 | 8772 | 2.44 | 877,200 | 303,800 | RM 3.6 | Medium Density Residential | 2.87 | 0.35 |
| 97 | 7707990000 | Flats & T/H | 11225 NE 68TH ST 98033 | 5 | 17722 | 4.92 | * | * | RM 3.6 | Medium Density Residential | 1.02 | * |
| 98 | 2408350000 | 8 UNIT CONDO | 701 9TH AVE S 98033 | 8 | 28307 | 7.86 | * | * | RM 3.6 | Medium Density Residential | 1.02 | * |
| 99 | 4216000000 | 190 UNIT CONDOMINIUM | 11200 NE 68TH ST 98033 | 190 | 321500 | 89.31 | * | * | RM 3.6 | Medium Density Residential | 2.13 | * |
| 101 | 8644350000 | 24 UNIT CONDOMINIUM | 725 NE 70TH ST 98033 | 24 | 42294 | 11.75 | * | * | RM 3.6 | Medium Density Residential | 2.04 | * |
| 102 | 3473000000 | 9 UNIT CONDO | 809 9TH AVE S 98033 | 9 | 21993 | 6.11 | * | * | RM 3.6 | Medium Density Residential | 1.47 | * |
| 103 | 6628200000 | Flats | 11234 NE 68TH ST 98033 | 6 | 20490 | 5.69 | * | * | RM 3.6 | Medium Density Residential | 1.05 | * |
| 104 | 1823600000 | Flats, Townhouses | 11241 NE 68TH ST 98033 | 21 | 38361 | 10.66 | * | * | RM 3.6 | Medium Density Residential | 1.97 | * |
| 105 | 3892300000 | 19 UNIT CONDO | 6726 112TH AVE NE 98033 | 19 | 35600 | 9.89 | * | * | RM 3.6 | Medium Density Residential | 1.92 | * |
| 106 | 1692400095 | 5 UNIT APT | 6725 112TH AVE NE 98033 | 5 | 11797 | 3.28 | 648,800 | 274,200 | RM 3.6 | Medium Density Residential | 1.53 | 0.42 |
| 107 | 1692900005 | BENCHMARK APTS | 11410 NE 67TH ST 98033 | 10 | 35700 | 9.92 | 1,249,500 | 938,500 | RM 3.6 | Medium Density Residential | 1.01 | 0.75 |
| 108 | 0825059064 | TIMBER RIDGE | 10848 NE 68TH ST 98033 | 12 | 42253 | 11.74 | 2,323,900 | 1,000 | RM 3.6 | Medium Density Residential | 1.02 | 0.00 |
| 109 | 1692900041 | 5 - UNIT APT | 11211 NE 68TH ST 98033 | 5 | 6500 | 1.81 | 357,500 | 457,500 | RM 3.6 | Medium Density Residential | 2.77 | 1.28 |
| 110 | 1692400031 | 8 - UNIT APT | 11005 NE 68TH ST 98033 | 8 | 9221 | 2.56 | 507,100 | 553,900 | RM 3.6 | Medium Density Residential | 3.12 | 1.09 |
| 111 | 0825059068 | WEST VIEW APTS | 10835 NE 68TH ST 98033 | 14 | 23939 | 6.65 | 1,316,600 | 147,400 | RM 3.6 | Medium Density Residential | 2.11 | 0.11 |
| 112 | 9187710000 | 32 UNIT WATERFRONT CONDO | 6333 LAKE WASHINGTON BLVD NE 98033 | 32 | 36635 | 10.18 | * | * | WD 1 | Medium Density Residential | 3.14 | * |
| 113 | 7767800000 | 32 UNIT WATERFRONT CONDO | 6225 LAKE WASHINGTON BLVD 98033 | 32 | 31069 | 8.63 | * | * | WD 1 | Medium Density Residential | 3.71 | * |
| 114 | 7804300000 | CONDO CONVERSION | 6501 LAKE WASHINGTON BLVD NE 98033 | 9 | 22793 | 6.33 | * | * | WD 1 | Medium Density Residential | 1.42 | * |
| 115 | 6699900000 | PIER APT - 21 UNITS | 6201 LAKE WASHINGTON BLVD 98033 | 21 | 37396 | 10.39 | * | * | WD 1 | Medium Density Residential | 2.02 | * |
| 116 | 3888300000 | PIER APT BLDG - 28 UNITS | 6421 LAKE WASHINGTON BLVD 98033 | 28 | 23812 | 6.61 | * | * | WD 1 | Medium Density Residential | 4.23 | * |
| 117 | 9187700000 | 32 UNIT CONDO | 6401 LAKE WASHINGTON BLVD NE 98033 | 32 | 33297 | 9.25 | * | * | WD 1 | Medium Density Residential | 3.46 | * |
| 118 | 1725059007 | | 5310 113TH PL NE | 20 | 57935 | 6.82 | 3,300 | 1 | PLA 1 | Institutions | 2.93 | 0.00 |
| 119 | 1725059006 | THE FIRS - STUDENT APTS | 5325 113THPL NE 98033 | 114 | 177250 | 20.85 | 2,215,600 | 12,200,400 | PLA 1 | Institutions | 5.47 | 5.51 |
| 120 | 6669050000 | 27 UNIT WATERFRONT CONDO | 5535 LAKE WASHINGTON BLVD NE 98033 | 27 | 27950 | 7.76 | * | * | WD 1 | Medium Density Residential | 3.48 | * |
| 121 | 8944080000 | 2007 Condo Conversion | 5302 LAKE WASHINGTON BLVD NE 98033 | 48 | 210421 | 33.94 | * | * | PLA 15B | Medium Density Residential | 1.41 | * |
| 122 | 1725059056 | CARILLON PT & AQUA VIEW | 5306 LAKE WASHINGTON BLVD NE 98033 | 44 | 109501 | 17.66 | 4,927,500 | 2,126,500 | PLA 15B | Medium Density Residential | 2.49 | 0.43 |
| 123 | 1725059336 | | 5502 LAKEVIEW DR NE | 87 | 387534 | 62.51 | 17,439,000 | 6,486,000 | PLA 15B | Medium Density Residential | 1.39 | 0.37 |
| 124 | 1725059071 | FRESHWINDS | 5210 LAKE WASHINGTON BLVD NE 98033 | 8 | 12405 | 3.45 | 992,400 | 81,600 | RM 3.6 | Medium Density Residential | 2.32 | 0.08 |
| 125 | 9808600000 | 21-UNIT CONDOMINIUM | 4561 LAKE WASHINGTON BLVD NE 98033 | 21 | 11645 | 3.23 | * | * | WD 3 | Medium Density Residential | 6.49 | * |
| 127 | 8944070000 | Flats | 8240 126TH AVE NE 98033 | 55 | 74026 | 41.13 | * | * | RM 1.8 | High Density Residential | 1.34 | * |
| 128 | 1233100675 | ROSECREST APTS | 8325 128TH AVE NE 98033 | 35 | 38785 | 16.16 | 1,163,500 | 1,888,500 | RM 2.4 | High Density Residential | 2.17 | 1.62 |
| 130 | 3896600000 | Flats | 12606 100THAVE NE 98034 | 122 | 421322 | 117.03 | * | * | RM 3.6 | Medium Density Residential | 1.04 | * |
| 131 | 7882600010 | MONT CLARE APTS | 330 2ND AVE S 98033 | 31 | 49455 | 27.48 | 3,461,800 | 1,077,200 | PLA 6J | High Density Residential | 1.13 | 0.31 |
| 132 | 7882600041 | HIGHLANDER EAST APT | 460 2ND AVE S 98033 | 35 | 56759 | 31.53 | 3,973,100 | 1,132,900 | PLA 6J | High Density Residential | 1.11 | 0.29 |
| 133 | 3888400000 | 21 UNIT CONDO | 201 5TH PL S 98033 | 21 | 28885 | 16.05 | * | * | PLA 6D | High Density Residential | 1.31 | * |
| 134 | 2063450000 | Condo Conversion | 350 4TH AVE S 98033 | 7 | 12381 | 6.88 | * | * | PLA 6D | High Density Residential | 1.02 | * |
| 135 | 0825059008 | PLUM TREE COURT APTS | 451 4TH AVE S 98033 | 66 | 109418 | 60.79 | 6,565,000 | 2,303,000 | PLA 6D | High Density Residential | 1.09 | 0.35 |
| 136 | 9429900000 | 30 UNIT CONDO | 11630 NE 70TH PL 98033 | 30 | 101175 | 28.10 | * | * | RM 3.6 | Medium Density Residential | 1.07 | * |
| 137 | 2826059005 | EVERGREEN HEIGHTS | 12233 NE 131ST WAY 98034 | 200 | 350716 | 194.84 | 6,663,600 | 18,580,400 | RM 1.8 | High Density Residential | 1.03 | 2.79 |
| 138 | 8563210000 | Flats | 11217 NE 128TH ST 98034 | 123 | 412744 | 114.65 | * | * | RM 3.6 | Medium Density Residential | 1.07 | * |

| Map # | PIN | Description | Site Address | Existing Units | Sq Ft | Allowed Units | Land Value | Improvement Value | Zone Code | Zone Designation | Current Units/Allowed Units | Improvement/Land |
|-------|------------|-------------------------------|--|----------------|--------|---------------|------------|-------------------|-----------|----------------------------|-----------------------------|------------------|
| 139 | 2926059106 | WOODBIDGE APARTMENTS | 11010 NE 124TH LN 98034 | 207 | 732323 | 203.42 | 10,252,500 | 10,624,500 | RM 3.6 | Medium Density Residential | 1.02 | 1.04 |
| 140 | 3900200000 | T/H's & Flats | 13145 102ND LN NE 98034 | 64 | 229683 | 63.80 | * | * | RM 3.6 | Medium Density Residential | 1.00 | * |
| 141 | 2926059256 | HIDDEN RIVER APTS | 10013 NE 130TH LN 98034 | 105 | 377608 | 104.89 | 8,307,300 | 6,560,700 | RM 3.6 | Medium Density Residential | 1.00 | 0.79 |
| 143 | 7882600430 | TIBURON WEST APTS | 6719 106TH AVE NE 98033 | 24 | 53815 | 14.95 | 2,959,800 | 740,200 | RM 3.6 | Medium Density Residential | 1.61 | 0.25 |
| 144 | 7882600432 | 8 UNIT APT | 6705 106TH AVE NE 98033 | 8 | 14477 | 4.02 | 796,200 | 428,800 | RM 3.6 | Medium Density Residential | 1.99 | 0.54 |
| 145 | 7882600434 | 4 - PLEX | 6545 106TH AVE NE 98033 | 4 | 13137 | 3.65 | 722,500 | 360,500 | RM 3.6 | Medium Density Residential | 1.10 | 0.50 |
| 146 | 1725059999 | Villaggio on Yarrow Bay | 4311 LAKE WASHINGTON BLVD NE 98033 | 292 | 385800 | 107.17 | 17,361,000 | 57,845,000 | PLA 3B | Medium Density Residential | 2.72 | 3.33 |
| 147 | 1241500325 | BRIDLE ESTATES APARTMENTS | 6435 132ND AVE NE 98033 | 38 | 100624 | 27.95 | 2,213,700 | 2,911,300 | RM 3.6 | Medium Density Residential | 1.36 | 1.32 |
| 151 | 3885807975 | FOURPLEX | 619 2ND ST 98033 | 4 | 10200 | 2.04 | 438,600 | 440,400 | RS 5.0 | Low Density Residential | 1.96 | 1.00 |
| 152 | 3900100005 | 10 Unit Apt | 518 2ND ST 98033 | 10 | 10200 | 2.04 | 438,600 | 837,400 | RS 5.0 | Low Density Residential | 4.90 | 1.91 |
| 153 | 3888310000 | 110 Res Units & 2 Com'l Units | 211 KIRKLAND AVE 98033 | 110 | 41526 | 46.14 | * | * | CBD 1B | Commercial | 2.38 | * |
| 154 | 6390010000 | | 101 KIRKLAND AVE | 66 | 28269 | 31.41 | * | * | CBD 1B | Commercial | 2.10 | * |
| 155 | 1244000005 | | 201 KIRKLAND AVE 98033 | 115 | 35432 | 39.37 | 3,894,500 | 18,105,500 | CBD 1B | Commercial | 2.92 | 4.65 |
| 156 | 5155700000 | 42 UNIT CONDO | 65 KIRKLAND AVE 98033 | 42 | 26645 | 29.61 | * | * | CBD 2 | Commercial | 1.42 | * |
| 157 | 0825059104 | | 117 LAKE ST S 98033 | 12 | 7141 | 7.93 | 821,200 | 1,518,800 | CBD 2 | Commercial | 1.51 | 1.85 |
| 158 | 3026059079 | | 11843 97TH AVE NE 98034 | 49 | 57935 | 32.19 | 1,622,100 | 1,007,900 | JBD 6 | Commercial | 1.52 | 0.62 |
| 160 | 3026059024 | NORTH PARK APTS | 9536 NE 120THST 98034 | 93 | 187308 | 52.03 | 4,495,300 | 7,073,000 | RM 3.6 | Medium Density Residential | 1.79 | 1.57 |
| 161 | 1807900130 | 5 UNIT APT | 332 7TH AVE S 98033 | 5 | 13000 | 2.60 | 910,000 | 5,000 | PLA 6E | Low Density Residential | 1.92 | 0.01 |
| 162 | 1238900191 | | 802 KIRKLAND AVE 98033 | 6 | 21000 | 5.83 | 1,470,000 | 311,000 | RM 3.6 | Medium Density Residential | 1.03 | 0.21 |
| 163 | 1238900245 | 4-PLEX | 845 KIRKLAND WAY 98033 | 4 | 7728 | 2.15 | 540,900 | 315,100 | RM 3.6 | Medium Density Residential | 1.86 | 0.58 |
| 164 | 1238900120 | APARTMENT-9 UNITS | 602 KIRKLAND AVE 98033 | 9 | 15327 | 4.26 | 1,072,800 | 1,000 | RM 3.6 | Medium Density Residential | 2.11 | 0.00 |
| 171 | 2697800000 | TH | 11520 114TH CT NE 98033 | 10 | 69455 | 8.17 | * | * | RS 8.5 | Low Density Residential | 1.22 | * |
| 175 | 1727830000 | 18 unit condo | 12311 NE 92ND ST 98033 | 18 | 64363 | 17.88 | * | * | RM 3.6 | Medium Density Residential | 1.01 | * |
| 176 | 3304050000 | Townhouses | 8702 124TH AVE NE 98033 | 43 | 152477 | 42.35 | * | * | RM 3.6 | Medium Density Residential | 1.02 | * |
| 177 | 4146790000 | Townhouses | 11804 NE 80TH ST 98033 | 10 | 35418 | 9.84 | * | * | RM 3.6 | Medium Density Residential | 1.02 | * |
| 178 | 3885800225 | 4 PLEX | 127 5TH AVE W 98033 | 4 | 5100 | 0.71 | 382,500 | 349,500 | RS 7.2 | Low Density Residential | 5.65 | 0.91 |
| 179 | 3885800480 | 6 UNIT APT | 237 7TH AVE W 98033 | 6 | 8587 | 1.19 | 644,000 | 280,000 | RS 7.2 | Low Density Residential | 5.03 | 0.43 |
| 180 | 1242300040 | HUNTER'S RUN APARTMENTS | 13420 JUANITA-WOODINVILLE WAY NE 98034 | 104 | 369584 | 102.66 | 6,282,800 | 5,115,200 | RMA 3.6 | Medium Density Residential | 1.01 | 0.81 |
| 181 | 1926059181 | Bridlewood Apts | 13210 97TH AVE NE 98034 | 60 | 141449 | 58.94 | 2,828,900 | 3,516,100 | RMA 2.4 | High Density Residential | 1.02 | 1.24 |
| 182 | 1446200000 | 12 UNIT CONDO USED AS APT | 9902 134TH CT NE 98034 | 12 | 36578 | 10.16 | * | * | RMA 3.6 | Medium Density Residential | 1.18 | * |
| 183 | 1644250010 | 4-PLEX | 9921 NE 135TH PL 98034 | 4 | 9725 | 2.70 | 204,200 | 480,800 | RMA 3.6 | Medium Density Residential | 1.48 | 2.35 |
| 184 | 1926059052 | 4-PLEX | 13319 100TH AVE NE 98034 | 4 | 10019 | 2.78 | 210,300 | 404,700 | RMA 3.6 | Medium Density Residential | 1.44 | 1.92 |
| 185 | 1926059149 | 4-PLEX | 13317 100TH AVE NE 98034 | 4 | 10019 | 2.78 | 210,300 | 404,700 | RMA 3.6 | Medium Density Residential | 1.44 | 1.92 |
| 186 | 1926059197 | 6 UNIT APT | 9911 NE 134THCT 98034 | 6 | 12632 | 3.51 | 265,200 | 536,800 | RMA 3.6 | Medium Density Residential | 1.71 | 2.02 |
| 187 | 3756480000 | 33 UNIT CONDOMINIUM | 9910 NE 137THST 98034 | 33 | 106620 | 29.62 | * | * | RMA 3.6 | Medium Density Residential | 1.11 | * |
| 188 | 1419800000 | Townhouses | 10160 137HPL NE 98034 | 14 | 28514 | 11.88 | * | * | RMA 2.4 | High Density Residential | 1.18 | * |
| 189 | 0586450000 | 12 UNITS | 11639 91ST LN NE 98034 | 12 | 21338 | 11.85 | * | * | RM 1.8 | High Density Residential | 1.01 | * |
| 190 | 7421900000 | 15 Units | 9039 NE JUANITA DR 98034 | 15 | 23569 | 13.09 | * | * | RM 1.8 | High Density Residential | 1.15 | * |
| 191 | 1413300005 | 8-Unit Apt | 9120 NE 116TH PL 98034 | 8 | 8067 | 4.48 | 282,300 | 1,232,700 | RM 1.8 | High Density Residential | 1.79 | 4.37 |
| 192 | 3579800498 | 4-PLEX | 7325 NE 141ST ST 98011 | 4 | 9440 | 3.93 | 236,000 | 376,000 | RMA 2.4 | High Density Residential | 1.02 | 1.59 |
| 193 | 2126059238 | CASCADE PINES APTS | 12648 NE 144TH ST 98034 | 140 | 242629 | 134.79 | 4,609,900 | 12,400,100 | RMA 1.8 | High Density Residential | 1.04 | 2.69 |
| 194 | 4298200000 | 72 UNIT CONDO | 12720 NE 144TH ST 98034 | 72 | 83019 | 34.59 | * | * | RMA 2.4 | High Density Residential | 2.08 | * |
| 195 | 3871300000 | Four-Plex Condominium | 14315 123RD AVE NE 98034 | 4 | 10500 | 2.92 | * | * | RMA 3.6 | Medium Density Residential | 1.37 | * |
| 196 | 6387700000 | 32 TOWNHOUSE CONDO | 14447 124TH AVE NE 98034 | 32 | 111596 | 31.00 | * | * | RMA 3.6 | Medium Density Residential | 1.03 | * |
| 197 | 3876360030 | KINGSCOURT APTS BLDG 3 | 14319 123R DAVE NE 98034 | 4 | 12744 | 3.54 | 225,000 | 541,000 | RMA 3.6 | Medium Density Residential | 1.13 | 2.40 |
| 198 | 3876360060 | KINGSCOURT APTS BLDG 6 | 14305 123RD AVE NE 98034 | 4 | 14044 | 3.90 | 230,000 | 497,000 | RMA 3.6 | Medium Density Residential | 1.03 | 2.16 |
| 199 | 3876360020 | KINGSCOURT APTS BLDG 2 | 14327 123RD AVE NE 98034 | 4 | 10644 | 2.96 | 220,000 | 546,000 | RMA 3.6 | Medium Density Residential | 1.35 | 2.48 |
| 200 | 3876360010 | KINGSCOURT APTS BLDG 1 | 14323 123RD AVE NE 98034 | 4 | 12744 | 3.54 | 225,000 | 541,000 | RMA 3.6 | Medium Density Residential | 1.13 | 2.40 |
| 201 | 2226059073 | CRESTLINE | 13248 135TH AVE NE 98034 | 22 | 52347 | 21.81 | 942,200 | 293,800 | RMA 2.4 | High Density Residential | 1.01 | 0.31 |
| 202 | 3900210000 | New T/H's | 13356 NE 134TH PL 98034 | 11 | 30515 | 8.48 | * | * | RMA 3.6 | Medium Density Residential | 1.30 | * |
| 204 | 3472900000 | 5 UNIT CONDO | 10120 NE 62ND ST 98033 | 5 | 17943 | 4.98 | * | * | RM 3.6 | Medium Density Residential | 1.00 | * |
| 205 | 6640800000 | 9-UNIT CONDO | 6620 LAKE WASHINGTON BLVD 98033 | 9 | 21621 | 6.01 | * | * | RM 3.6 | Medium Density Residential | 1.50 | * |
| 206 | 9320450000 | 16 UNIT CONDO | 6627 LAKEVIEW DR 98033 | 16 | 30928 | 8.59 | * | * | RM 3.6 | Medium Density Residential | 1.86 | * |
| 207 | 6614000000 | 5 unit condo | 6202 101ST CT NE 98033 | 5 | 17801 | 4.94 | * | * | RM 3.6 | Medium Density Residential | 1.01 | * |
| 208 | 1419780000 | 12 UNIT CONDO | 315 10TH AVE S 98033 | 12 | 22330 | 6.20 | * | * | RM 3.6 | Medium Density Residential | 1.93 | * |
| 209 | 8134500000 | Flats | 10104 NE 60TH ST 98033 | 20 | 36015 | 10.00 | * | * | RM 3.6 | Medium Density Residential | 2.00 | * |
| 210 | 4151900000 | 8-UNIT CONDO | 6018 LAKEVIEW DR 98033 | 8 | 10660 | 2.96 | * | * | RM 3.6 | Medium Density Residential | 2.70 | * |
| 211 | 6641300000 | Townhouses | 10108 NE 68TH ST 98033 | 8 | 18150 | 5.04 | * | * | RM 3.6 | Medium Density Residential | 1.59 | * |
| 212 | 6838300000 | Townhouses | 10100 NE 63RD ST 98033 | 22 | 57050 | 15.85 | * | * | RM 3.6 | Medium Density Residential | 1.39 | * |
| 214 | 9194800000 | 2 UNIT CONDO | 10107 NE 64TH ST 98033 | 2 | 6887 | 1.91 | * | * | RM 3.6 | Medium Density Residential | 1.05 | * |
| 215 | 1156500000 | T/H's & Flats | 6300 LAKEVIEW DR 98033 | 6 | 20411 | 5.67 | * | * | RM 3.6 | Medium Density Residential | 1.06 | * |
| 216 | 6390100000 | 2 UNIT CONDO | 10127 NE 62ND ST 98033 | 2 | 6757 | 1.88 | * | * | RM 3.6 | Medium Density Residential | 1.07 | * |
| 217 | 9320980000 | WESTWIND CONDOS | 10115 NE 62ND ST 98033 | 11 | 38387 | 10.66 | * | * | RM 3.6 | Medium Density Residential | 1.03 | * |
| 219 | 7803950000 | Townhouses | 6202 LAKE WASHINGTON BLVD NE 98003 | 2 | 6360 | 1.77 | * | * | RM 3.6 | Medium Density Residential | 1.13 | * |

| Map # | PIN | Description | Site Address | Existing Units | Sq Ft | Allowed Units | Land Value | Improvement Value | Zone Code | Zone Designation | Current Units/Allowed Units | Improvement/Land |
|-------|------------|--------------------------------|------------------------------------|----------------|--------|---------------|------------|-------------------|-----------|----------------------------|-----------------------------|------------------|
| 220 | 6818000000 | 56 UNIT CONDOMINIUM | 6750 NE LAKE WASHINGTON BLVD 98000 | 56 | 102700 | 28.53 | * | * | RM 3.6 | Medium Density Residential | 1.96 | * |
| 221 | 3109800000 | Flats | 6436 LAKE WASHINGTON BLVD NE 98033 | 7 | 24530 | 6.81 | * | * | RM 3.6 | Medium Density Residential | 1.03 | * |
| 222 | 7804260000 | 12-UNIT CONDOMINIUM | 6736 LAKE WASHINGTON BLVD 98033 | 12 | 29486 | 8.19 | * | * | RM 3.6 | Medium Density Residential | 1.47 | * |
| 223 | 2909350000 | 3-DUPLEX BLDGS | 754 STATE ST 98033 | 6 | 19740 | 5.48 | * | * | RM 3.6 | Medium Density Residential | 1.09 | * |
| 224 | 9320140000 | 3 T/H's | 10131 NE 64TH ST 98033 | 3 | 10250 | 2.85 | * | * | RM 3.6 | Medium Density Residential | 1.05 | * |
| 225 | 0825059246 | 6007 LAKEVIEW DR | 6007 LAKEVIEW DR 98033 | 9 | 16200 | 4.50 | 1,296,000 | 427,000 | RM 3.6 | Medium Density Residential | 2.00 | 0.33 |
| 226 | 0825059030 | | 6505 LAKEVIEW DR NE 98033 | 76 | 49658 | 13.79 | 3,972,600 | 3,487,400 | RM 3.6 | Medium Density Residential | 5.51 | 0.88 |
| 227 | 2649500045 | 6 UNIT APT | 10150 NE 64TH ST 98033 | 6 | 10500 | 2.92 | 840,000 | 1,000 | RM 3.6 | Medium Density Residential | 2.06 | 0.00 |
| 228 | 0825059251 | MOSS BAY SUNSET CLUB II | 10226 NE 62ND ST 98033 | 6 | 17820 | 4.95 | 891,000 | 1,000 | RM 3.6 | Medium Density Residential | 1.21 | 0.00 |
| 229 | 0825059094 | SUNRIDGE | 10132 NE 64TH ST 98033 | 39 | 70408 | 19.56 | 5,632,600 | 14,400 | RM 3.6 | Medium Density Residential | 1.99 | 0.00 |
| 230 | 0825059018 | STATE STREET MANOR | 744 STATE ST 98033 | 5 | 17800 | 4.94 | 1,246,000 | 1,000 | RM 3.6 | Medium Density Residential | 1.01 | 0.00 |
| 231 | 1246200060 | FIRESIDE APTS | 10221 NE 62ND ST 98033 | 8 | 27868 | 7.74 | 1,950,700 | 1,000 | RM 3.6 | Medium Density Residential | 1.03 | 0.00 |
| 232 | 9354900370 | KIRKTON APTS | 303 10TH AVE S 98033 | 9 | 17500 | 4.86 | 1,225,000 | 365,000 | RM 3.6 | Medium Density Residential | 1.85 | 0.30 |
| 233 | 0825059024 | LAKE VISTA APTS | 10212 NE 68TH ST 98033 | 60 | 101750 | 28.26 | 7,122,500 | 1,975,500 | RM 3.6 | Medium Density Residential | 2.12 | 0.28 |
| 234 | 0825059183 | 6 PLEX | 6218 LAKEVIEW DR 98033 | 6 | 10890 | 3.03 | 871,200 | 215,800 | RM 3.6 | Medium Density Residential | 1.98 | 0.25 |
| 235 | 1246200027 | CHALET APTS | 6015 LAKEVIEW DR 98033 | 8 | 13063 | 3.63 | 1,045,000 | 146,000 | RM 3.6 | Medium Density Residential | 2.20 | 0.14 |
| 236 | 0825059218 | MOSS BAY SUNSET CLUB I | 10224 NE 62ND ST 98033 | 6 | 10890 | 3.03 | 707,800 | 107,200 | RM 3.6 | Medium Density Residential | 1.98 | 0.15 |
| 237 | 3753800000 | 30 UNIT TOWNHOUSE | 9200 NE JUANITA DR 98034 | 30 | 36928 | 20.52 | * | * | RM 1.8 | High Density Residential | 1.46 | * |
| 238 | 3585270000 | 16 UNIT CONDO | 9330 JUANITA DR NE 98034 | 16 | 19208 | 10.67 | * | * | RM 1.8 | High Density Residential | 1.50 | * |
| 239 | 0593900000 | 12 UNIT CONDO | 9320 NE JUANITA DR 98034 | 12 | 11240 | 6.24 | * | * | RM 1.8 | High Density Residential | 1.92 | * |
| 240 | 1744800000 | 4 UNIT CONDOMINIUM | 11723 93RD AVE NE 98034 | 16 | 26918 | 14.95 | * | * | RM 1.8 | High Density Residential | 1.07 | * |
| 241 | 9194102791 | THE PARKSIDE APARTMENTS | 9333 NE 120TH ST 98034 | 16 | 27194 | 15.11 | 761,400 | 1,939,600 | RM 1.8 | High Density Residential | 1.06 | 2.55 |
| 242 | 4264450000 | BLDG 36 MI 0010-0080 | 12311 NE 147TH CT 98034 | 24 | 25705 | 5.04 | * | * | RSA 6 | Low Density Residential | 4.76 | * |
| 244 | 7504490000 | 18 Unit Condo | 14251 73RD AVE NE 98011 | 18 | 30782 | 17.10 | * | * | RMA 1.8 | High Density Residential | 1.05 | * |
| 245 | 1355110000 | 1 OF 2 CONDO PROJ ON THIS SITE | 5726 LAKE WASHINGTON BLVD NE | 5 | 9068 | 2.52 | * | * | PR 3.6 | Office | 1.99 | * |
| 247 | 1828900000 | Townhouses | 11305 OHDE AVE 98033 | 15 | 46917 | 13.03 | * | * | RM 3.6 | Medium Density Residential | 1.15 | * |
| 250 | 9325750000 | 70 Unit Condo | 10027 NE 138TH PL 98034 | 35 | 121812 | 33.84 | * | * | RMA 3.6 | Medium Density Residential | 1.03 | * |
| 251 | 9200500000 | 7 Unit Condo | 210 10TH ST 98033 | 7 | 12157 | 6.75 | * | * | PLA 5D | High Density Residential | 1.04 | * |
| 252 | 7800000000 | 31 UNITS CONDO | 7780 NE 122ND LN 98034 | 31 | 140043 | 28.01 | * | * | RMA 5.0 | Medium Density Residential | 1.11 | * |
| 253 | 1807900365 | 5 UNIT APT | 324 6TH AVE S 98033 | 5 | 10000 | 2.00 | 700,000 | 104,000 | PLA 6E | Low Density Residential | 2.50 | 0.15 |
| 255 | 3885803770 | KENSINGTON HEIGHTS | 1617 1ST ST 98033 | 14 | 22329 | 6.20 | 669,900 | 269,000 | MSC 1 | Office | 2.26 | 0.40 |
| 256 | 1807900405 | 7 Unit Apt | 315 5TH AVE S 98033 | 7 | 10000 | 5.56 | 700,000 | 258,000 | PLA 6D | High Density Residential | 1.26 | 0.37 |
| 257 | 1807900395 | 7 Unit Apt | 325 5TH AVE S 98033 | 7 | 10000 | 5.56 | 700,000 | 401,000 | PLA 6D | High Density Residential | 1.26 | 0.57 |
| 258 | 2926059021 | HERONFIELD APARTMENTS | 11105 NE 123RD LN 98034 | 202 | 552340 | 153.43 | 8,285,100 | 23,529,900 | TL 11 | Medium Density Residential | 1.32 | 2.84 |
| 259 | 5037500000 | 7 UNIT CONDO | | 4 | 11292 | 3.14 | * | * | RM 3.6 | Medium Density Residential | 1.28 | * |
| 260 | 3885803770 | KENSINGTON HEIGHTS | 1617 1ST ST 98033 | 12 | 22329 | 3.10 | 669,900 | 269,000 | RS 7.2 | Low Density Residential | 3.87 | 0.40 |
| 261 | 2382500000 | Flats | 10004 NE 120TH LN 98034 | 126 | 252906 | 105.38 | * | * | RM 2.4 | High Density Residential | 1.20 | * |
| 262 | 9325750000 | 70 Unit Condo | 10027 NE 138TH PL 98034 | 35 | 79864 | 33.28 | * | * | RMA 2.4 | High Density Residential | 1.05 | * |
| 263 | 6872000000 | 153 UNIT CONDO | 109 2ND AVE S 98033 | 26 | 22705 | 25.23 | * | * | CBD 1B | Commercial | 1.03 | * |
| 264 | 4152100000 | 22 UNIT CONDOMINIUM | 300 7TH AVE S 98033 | 8 | 26467 | 7.35 | * | * | RM 3.6 | Medium Density Residential | 1.09 | * |

232 Total Non-Conforming Properties

162.6035.12 ~~Special Provisions for Continued Uses~~ – Nonconforming Density

The provisions of this section set forth when, and under what circumstances, residential property with nonconforming density may continue in existence or be rebuilt or redeveloped. An existing lawful use of a residential structure which became nonconforming as to density ~~either as a result of amendatory Ordinance No. 2347 or due to other zoning changes implemented to bring about conformity with the Comprehensive Plan~~ shall be allowed to continue in existence, or be remodeled, repaired or maintained subject to the conditions listed below. ~~Redevelopment or rebuilding may not occur unless the structure is destroyed by fire or other casualty (see subsection (4) of this section).~~

1. The provisions of this section apply only to multifamily structures in areas designated by the ~~Comprehensive Plan~~ Zoning Code for multifamily use.
2. ~~Any change in use shall conform to the Comprehensive Plan and zoning regulations in effect at the time such change is made.~~
3. ~~Any change in density shall comply with the provisions of this section.~~
42. Ordinary repairs and maintenance may be carried out consistent with the provisions of this chapter; ~~provided, that there shall be~~ with no limitation on the amount or cost of such repairs and maintenance.
53. Remodeling may be carried out consistent with the provisions of this chapter; provided, that ~~within any 24-month period, the value of all improvements may not exceed 50 percent of either the assessed valuation of the existing structure based on the King County assessed valuation of the structure, or the value of the existing building as determined by the most current Building Standards as published by the International Conference of Building Officials, whichever is greater. If there is no King County assessment for the structure to be remodeled, the most current Building Standards as published by the International Conference of Building Officials shall be used to determine valuation~~ there is no change to the configuration of exterior walls and no more than 50% of the exterior walls are replaced.

The density within the remodeled density structure must be at least 75 percent of, but no more than, that contained in the original structure. ~~The major exterior dimensions of the structure shall not exceed the major exterior dimensions of the previous structure. Except as noted in this subsection and subsection (7) of this section, this provision shall not reduce any requirements of the zoning, building, or fire codes in effect when the structure is remodeled.~~

64. Residential property with nonconforming density shall not be subject to the provisions of this chapter relating to destruction by fire or other casualty. In the event a residential structure that is nonconforming as to density is destroyed to any extent by fire or other casualty, the structure may be rebuilt as a residential structure; provided, however, that the number of dwelling units, gross floor area of the structure, and major exterior dimensions of the structure shall not exceed the same dimensions or standards of the

previous structure. This subsection shall not reduce any requirements of the zoning, building, or fire codes in effect when the structure is rebuilt. The property owner shall also have the option of rebuilding the structure at a reduced density, as described in subsection (5) of this section. The provisions of this subsection shall only be available if an application for a building permit is filed within 12 months of fire or other casualty and construction is commenced and completed in conformance with the provisions of the building code then in effect.

- ~~7. Should the number of parking stalls provided on-site be insufficient to meet zoning regulations in effect at the time of remodeling, this deficiency shall be allowed to remain with the remodel; provided, that the number of stalls may not be reduced from the number of stalls on-site with the original structure. Any surplus of parking stalls above those required by the zoning regulations in effect at the time of remodeling may be eliminated.~~
8. ~~The owner of a continued use nonconforming as to density may request the issuance of a "certificate of continued use" which shall identify the property, existing use, density and site characteristics for which the certificate is issued and which shall include the provisions of this chapter.~~

162.35.1213. Any Other Nonconformance

If any nonconformance exists on the subject property, other than as specifically listed in the prior subsections of this section, these must be brought into conformance if:

- a. The applicant is making any alteration or change or doing any other work in a consecutive 12-month period to an improvement that is nonconforming or houses, supports or is supported by the nonconformance, and the cost of the alteration, change or other work exceeds 50 percent of the replacement cost of that improvement; or
- b. The use on the subject property is changed and this code establishes more stringent or different standards or requirements for the nonconforming aspect of the new use than this code establishes for the former use.

117.15 Definitions

3. ~~“Approved PWSF antenna or tower” shall mean any personal wireless service facility (PWSF) that has received all required permits, for the installation, maintenance, and reconfiguration of the facility.~~
8. ~~“Existing structure” shall mean, but is not limited to, any existing building, utility pole, water reservoir, other support structure, and structures accessory thereto.~~
13. ~~“Replacement structure shall mean a structure that replaces or is intended to replace an existing structure of a similar design and similar primary purpose, to enable the installation of or additional PWSF on that structure. If a “replacement structure” meets the definition of “tower,” it shall be regulated as a new tower.~~

(Definitions to be renumbered accordingly.)

117.20 Applicability

1. ~~New Antennas and Towers PWSF – All new antennas and towers PWSF shall comply with this chapter unless the applicant had a vested application to site said PWSF under a prior version of this chapter, or unless specifically exempted by KZC [117.25](#).~~
2. ~~Approved Antennas and Towers PWSF — Reconfiguration of or additions to an approved antenna or tower is permitted as noted in this chapter.~~
3. ~~Existing Antennas and Towers~~
 - a. ~~The usage of existing antennas and towers approved PWSF shall be allowed to continue as they exist as of the effective date of this chapter. Routine maintenance, repair and reconfiguration of PWSF shall be permitted on such existing antennas and towers, subject to the limitations below, provided that there is no increase in height or number of antennas, increase in height of towers, or increase in size of equipment structures.~~
 - b. ~~Any reconfiguration pursuant to subsection (3)(a) of this section that increases the height or number of antennas shall be treated and processed as a new facility.~~
 - cb. ~~Existing antennas that conform to the provisions of this chapter may be replaced by new antennas, if such new antennas are approved as a Changes to approved PWSF not involving routine maintenance, repair or reconfiguration shall comply with all aspects of this chapter except for minor modifications approved pursuant to KZC [117.105-2](#).~~
 - d. ~~The replacement of existing antennas that do not conform to the provisions of this chapter shall be treated and processed as a new facility.~~
 - e. ~~The replacement of an existing tower, whether that tower conforms or does not conform to the provisions of this chapter, shall be treated and processed as a new facility.~~
4. ~~Equipment Structures~~
 - a. ~~The usage of existing equipment structures shall be allowed to continue as it exists as of the effective date of this chapter. Routine maintenance, reconfiguration of, or additions to equipment structures shall be permitted, subject to the limitations below.~~
 - b. ~~Existing equipment structures may be replaced, and new equipment structures may be added to an approved antenna and/or tower; provided, that the new~~

~~equipment structures conform with the provisions of this chapter, and are approved as a minor modification pursuant to KZC 117.105.~~

~~e. Reconfiguration or addition of equipment structures that increases the size of the equipment structure enclosure shall be treated and processed as a new facility.~~

3. Not Approved PWSF – Any PWSF for which there is no record of a permit must be removed or obtain a permit in compliance with this chapter.

45. Other Wireless Communication Facilities – All of the provisions of this chapter, which address personal wireless services and PWSF, shall also be deemed to cover other wireless communications facilities (and, in particular, but without limitation, television, satellite radio, global positioning systems (GPS), and AM/FM radio towers) to the maximum extent allowed by law.

117.105 Complete Compliance Required

1. General – Except as specified in subsection (2) of this section, the applicant must comply with all aspects, including conditions and restrictions, of all prior approvals in order to do everything authorized by that approval.
2. Exception – ~~Subsequent or Minor Modification~~ – The Planning Official may approve a minor modification to the permit ~~approved~~ for the PWSF if:
 - a. The modification is minor and will not substantially change the PWSF proposed facility; and
 - ~~b. The proposed modification will comply with the provisions of this chapter in effect at the time of the modification request; and~~
 - be. There will not be any substantial changes in the impacts on the neighborhood or the City as a result of the change.
 - c. If the subsequent or minor modification is for a replacement antenna on an approved tower, in addition to 2.a. and b., the applicant must reduce the degree of non-conformance of one or more components of the PWSF to the maximum extent possible, if any non-conformance exists.
 - d. The proposal does not involve the construction of a replacement tower.

Any modification, other than as specified in subsection (2) of this section, must be reviewed and decided upon as a new PWSF ~~approval~~ under this chapter.

117.80 Departures from Chapter Provisions

Provisions of this chapter shall not be subject to variances described in Chapter [120](#) KZC. However, through Process IIB, Chapter [152](#) KZC, the City may consider departures from chapter provisions for new PWSF, except for the following:

1. The 40-foot height limit for personal wireless service towers in residential zones; and/or
2. The 15-foot limit for antennas projecting above an existing or replacement utility pole or electrical distribution or transmission conductor in residential zones.

March 30, 2012

**Kirkland City Council
City of Kirkland
123 5th Ave N.E.
Kirkland, WA. 98033**

Re: Planning Commission work plan and Art Community Parking

Dear City Council,

May of you are aware that we would like to bring an affordable live, work, display and sell Art Community to our downtown.

After working with Jeremy McMahan, who was very helpful, it has become clear that the parking code does not anticipate our mini-suites and Single Resident Occupants "SRO's". In our Redmond community, half of our residents do not own a car, by example.

We request that you consider putting SRO mini-suite recognition into your parking code so that we can move forward with our Art Community application process. Time is of the essence.

Separately, you may also want to consider a review by the Planning Commission of some of your downtown parking standards because we believe you did not intend the results from a sustainable perspective. At this time, a four bedroom condominium or apartment is required to have five parking spaces, three more than a four bedroom single family home.

Plans of our Redmond Art Community are available for those who have not seen the concept. If we can be of assistance in answering any questions, please feel free to call or email. Thank you for your consideration.

Warm Regards,

Robert Pantley



**Its Manager and CEO
Certified LEED Platinum
2011 Hammer Award, Built Green Builder of the Year
robert@pantley.com
naturalandbuilt.com
USAsustain.com
mobile: 206-795-3545**