



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

To: Design Review Board
From: Angela Ruggeri, Senior Planner
Date: December 20, 2013
File No.: DRV13-02199
Subject: 220 6th Street Flats
CONCEPTUAL DESIGN CONFERENCE

I. **MEETING GOALS**

At the January 6, 2014 Design Review Board (DRB) meeting, the DRB should review the concept design for the 220 6th Street Flats project. At the meeting, the DRB should determine:

- A. How the design guidelines apply to the proposed development.
- B. What other application materials are needed for the Design Response Conference.

II. **BACKGROUND**

The subject property is located at 220 6th Street and contains a small office building and surface parking lot (see Attachment 1, pages 5-7). The applicant is proposing to construct a new 4 story apartment building with 56 residences and 70 below grade parking stalls. The applicant has provided general project and program information; including three building massing options which can be found in Attachment 1, pages 10-12. The applicant's preferred building massing option is Massing Scheme 3 (see Attachment 1, page 12).

The site has street frontage along 6th Street to the west. The site slopes generally from the southeast (approximate elevation 100') down to the northwest (approx. elevation 80') over a distance of about 170' (see Attachment 1, page 7).

The following list summarizes the zoning designation, existing uses, and allowed heights of properties adjacent to the subject property (see Attachment 1, Pages 8 and 9):

- North:* PLA 5C. 603 and 611 4th Avenue - Office Buildings. Maximum height is 40'.
- East:* PLA 5B. 625 4th Avenue - Medical Office Building. Maximum height is 30'.
- South:* PLA 5B. 620 Kirkland Way - Medical Office Building. Maximum height is 30'.
- West:* CBD 5A. Kirkland Parkplace. Maximum height is 60' to 115'.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 1, Pages 8 and 9).

III. **KEY ZONING REGULATIONS**

Zoning regulations for uses in PLA 5C are found in the use-zone chart (see Attachment 2). The following regulations are important to point out as they form the basis of any new development on the site.

- A. **Permitted Uses:** Permitted uses in this zone include, but are not limited to office and detached, attached and stacked dwelling units. Mixed use developments with both office and multifamily uses are also allowed.

Staff Comment: The applicant is proposing a 56 unit multifamily project. Vehicular access to the below-grade parking garage is proposed on 6th Street. The proposal is consistent with the permitted uses for PLA 5C.

- B. **Setbacks:** A minimum 10' front and rear yard setback is required. The 10' front yard setback is measured from the property line or easement line if a public sidewalk easement is used in-lieu of a right-of-way dedication. The minimum side yard setback is 5 feet, but the total of the two side yards must be a minimum of 15 feet. The applicant is indicating variations from the required setbacks on the south and east sides of the building (See Attachment 1, page 13). A variation from the required front setback (west side) may also be necessary due to the required sidewalk dedication (see Attachment 1, pages 10-12).

Staff Comment:

The applicant can request a minor variation from minimum required yards per Section 142.37.1.c of the Zoning Code. The DRB has the authority to approve a request for minor variations from the required setback yards pursuant to KZC Section 142.37 provided that:

- *The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;*
- *The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.*

- C. **Height:** PLA 5C allows a maximum height of 40' measured above the average building elevation for this site since it is 0.4 acres.

Additional height is allowed for peaked roofs. For structures with a peaked roof, the peak may extend five (5) feet above the height limit if the slope of the roof is greater than three (3) feet vertical to 12 feet horizontal.

Staff Comment: The applicant should submit average building elevation calculations based on a topographic survey with the Design Response Conference application for staff review.

- D. **Lot Coverage:** PLA 5C zoning regulations allow 70% lot coverage.

- E. **Parking:** Stacked dwelling units must provide a minimum of 1.7 parking stalls per unit. The City may also require guest parking spaces in excess of the required parking spaces, up to a maximum additional 0.5 stall/dwelling unit, if there is inadequate guest parking on the subject property.

Staff Comment: Compliance with minimum parking requirements will be reviewed by staff as a part of any building permit applications.

- F. **Landscaping.** Based on the proposed uses on the subject property and the adjoining developments, no landscape buffers are required pursuant to standards found in Section 95.42 of the Zoning Code.

Staff Comment: A landscape plan and Tree Retention Plan prepared by a certified arborist should be submitted with the Design Response Conference application. Existing significant trees that are located within the required setback yards and determined to be viable should be retained to the maximum extent possible.

- G. Sidewalks. The applicant should confirm with the Public Works Department the required frontage improvements.

IV. PEDESTRIAN ORIENTED DESIGN GUIDELINES

The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Blank wall treatment
- Horizontal definition and modulation
- Architectural scale
- Change in roofline
- Human scale
- Building material, color, and detail

See adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

Design Principles for Residential Development can be found in the City's Comprehensive Plan and also apply to this project. Since these guidelines are basically included in the Guidelines for Pedestrian-Oriented Business Districts, but are less detailed, we will be referring to the Business District Guidelines when reviewing the project.

V. CONTEXT

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

A. How does the site relate to its surroundings?

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

B. What are the opportunities and constraints of the site and vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VI. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The following sections and questions below are representative of the City's design guidelines and/or criteria for minor variations. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

A. Scale

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation and roof forms. The applicant has provided several massing schemes including a preferred Massing Scheme 3 for the DRB's review and comment (see Attachment 1, page 12).

B. Pedestrian Access

How does the proposed massing and location of structures relate or respond to the pedestrian environment?

C. Open Space and Landscaping

What are opportunities for landscaping and/or open space on the subject property?

D. Minor Variations – Setbacks

Does the DRB have preliminary comments on the setback reduction requests as they relate to the minor variation approval criteria (superior design and no detrimental effects)?

VII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD/Sketchup model, or other application materials the applicant will need to submit with the design review application.

VIII. ATTACHMENTS

1. Applicant's Conceptual Design submittal
2. Use zone chart for PLA 5C



220 6TH AVE FLATS

CONCEPTUAL DESIGN CONFERENCE

01.06.14 | 13-051



WEBER THOMPSON

PROJECT OBJECTIVES

CONSTRUCTION TYPES	<ul style="list-style-type: none"> – One basement level of Type IA construction. – Four levels of Type VA wood frame construction.
RESIDENTIAL USES	Approx. 51 market rate residences and five affordable residences; a mix of Open 1 bedroom, 1 bedroom, and 2 bedroom residences.
COMMERCIAL USES	None.
USE DISTRIBUTION BY FLOOR	Basement: Parking Level 1: Residential Lobby/Amenity, Residential Level 2-4: Residential
DEVELOPMENT GOALS	<ul style="list-style-type: none"> – 45' Height – 56 Apartment Residences – 70 Below-grade parking stalls

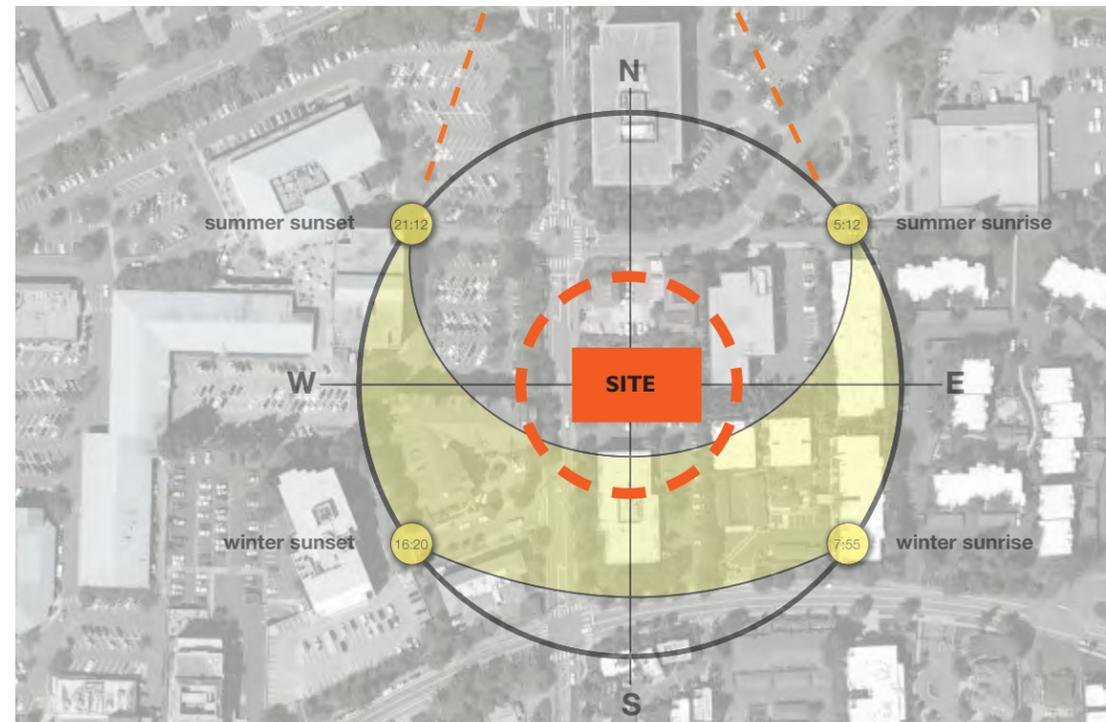
CONTENTS

SITE & CONTEXT

Development Objectives / Site and Zoning Study.....	2 - 6
Context Analysis.....	7 - 8

MASSING CONCEPTS

Option 1.....	10
Option 2.....	11
Option 3.....	12
Design Departures	13 -15



DEVELOPMENT OBJECTIVES

The project team for 220 6th Street Flats, comprised of Waddell Properties Inc. and Weber Thompson, sees a great opportunity to strengthen and energize an evolving neighborhood in downtown Kirkland. The four story residential building will offer 51 market rate residences, five affordable residences and 70 parking stalls. The project will include open one bedroom, one bedroom and 2 bedroom residences.

The site is located adjacent to the easterly edge of the Central Business District and is ideal for a dense, walkable, multifamily community. Situated on a designated pedestrian and bicycle street, the location is ideal for being able to enjoy the amenities of downtown Kirkland or commuting to the technology campus and neighborhoods to the south without ever stepping foot in a car. Additionally, future development of the Cross Kirkland Corridor will strengthen the multi-modal opportunities for the residents of 220 6th Street.

The current low rise structures and surface parking on the site create a porous, suburban site response in what is an increasingly dense neighborhood. With strong office and medical office buildings surrounding the site and the future Park Place development across the street envisioned at eight stories, this section of 6th Street will need to be able to have a strong architectural presence in order to hold the street edge and create a sense of continuity from Kirkland Way to Central Way.

Due to the severe topography from the rear property line and along 6th Street, a required right-of-way dedication and limited street frontage, the project team will be requesting design departures to accommodate safe egress from the building and access to building amenities.





ZONING ANALYSIS

PLA-5C ZONING
GENERAL COMMENTS

Height, Required Yards/Setbacks, and Lot Coverage are the three predominant governors of the PLA-5C Zone.

HEIGHT

40' Above Average Building Elevation.
If a structure has a peaked roof, an additional five feet (5') of height is permitted above the height limit if the slope is equal or greater than 3:12.

REQUIRED YARDS

Front = 10' (Along 6th Street)
Side = 5' min, 15' total of both side yards
Rear = 10'

LANDSCAPE

Landscape Category 'D' (No landscape buffers required)

LOT COVERAGE

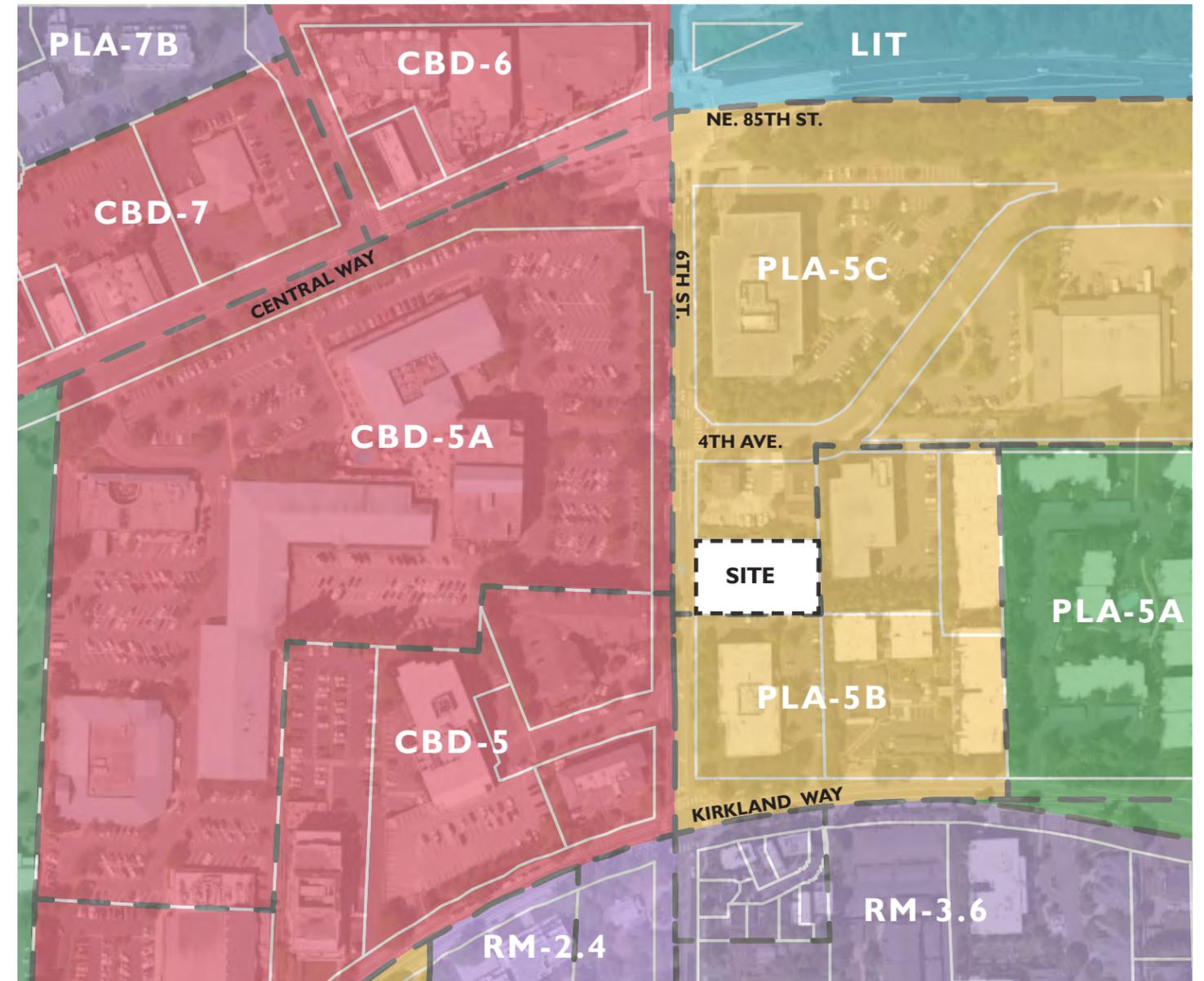
PLA-5C Zoning regulations allow for 70% lot coverage.

PARKING

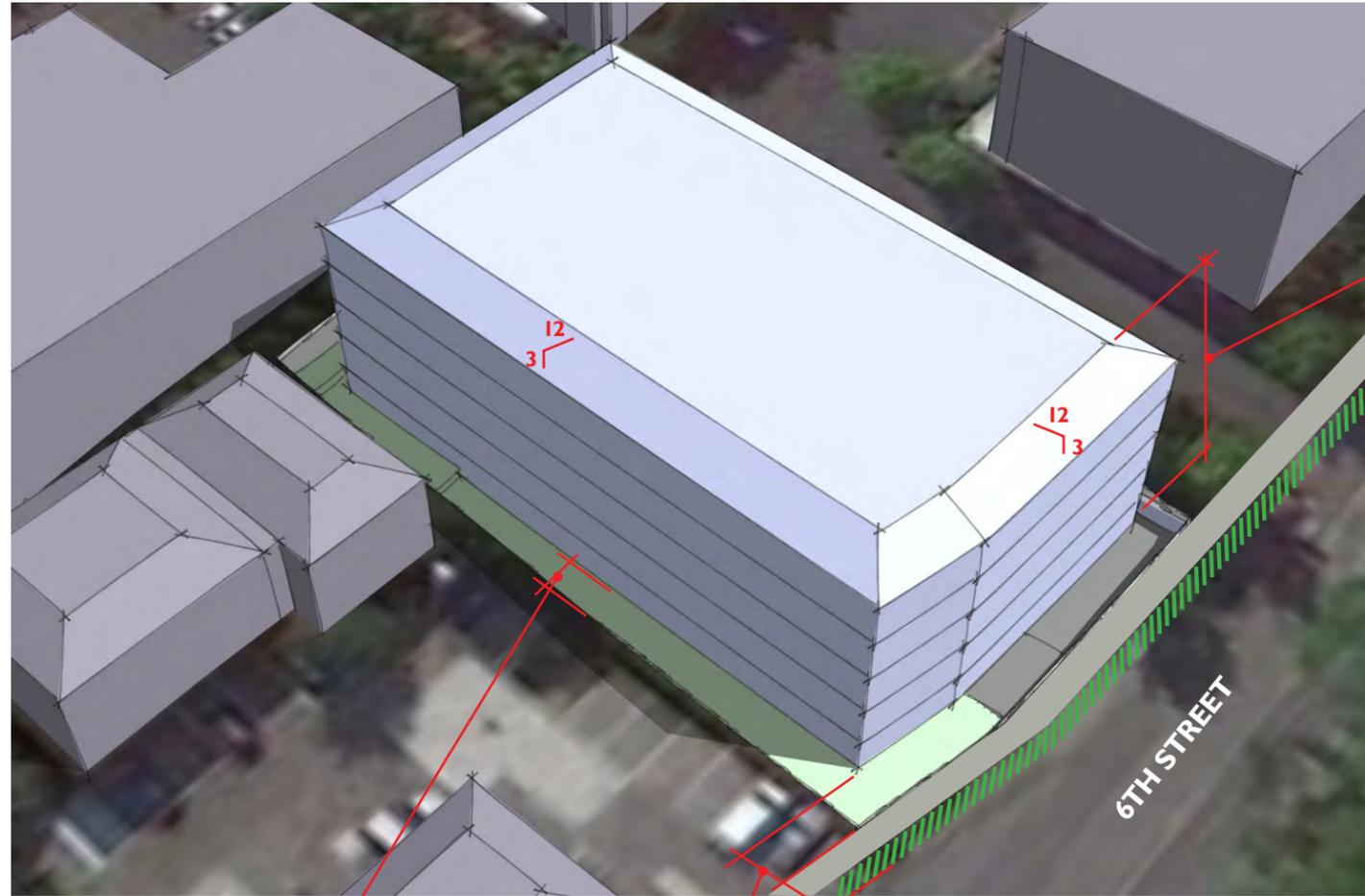
Stacked dwelling units must provide at least 1.7 parking stalls per unit for the development. A reduction in required parking is allowed if a traffic study supports it.

SIDEWALKS

6th Street is a designated Pedestrian Oriented Street. Therefore the sidewalk standards required a minimum of 8' wide sidewalk along the entire frontage of the subject property abutting 6th Street. A right of way dedication of 5' for a bike lane has been required by the city.



ZONING ENVELOPE

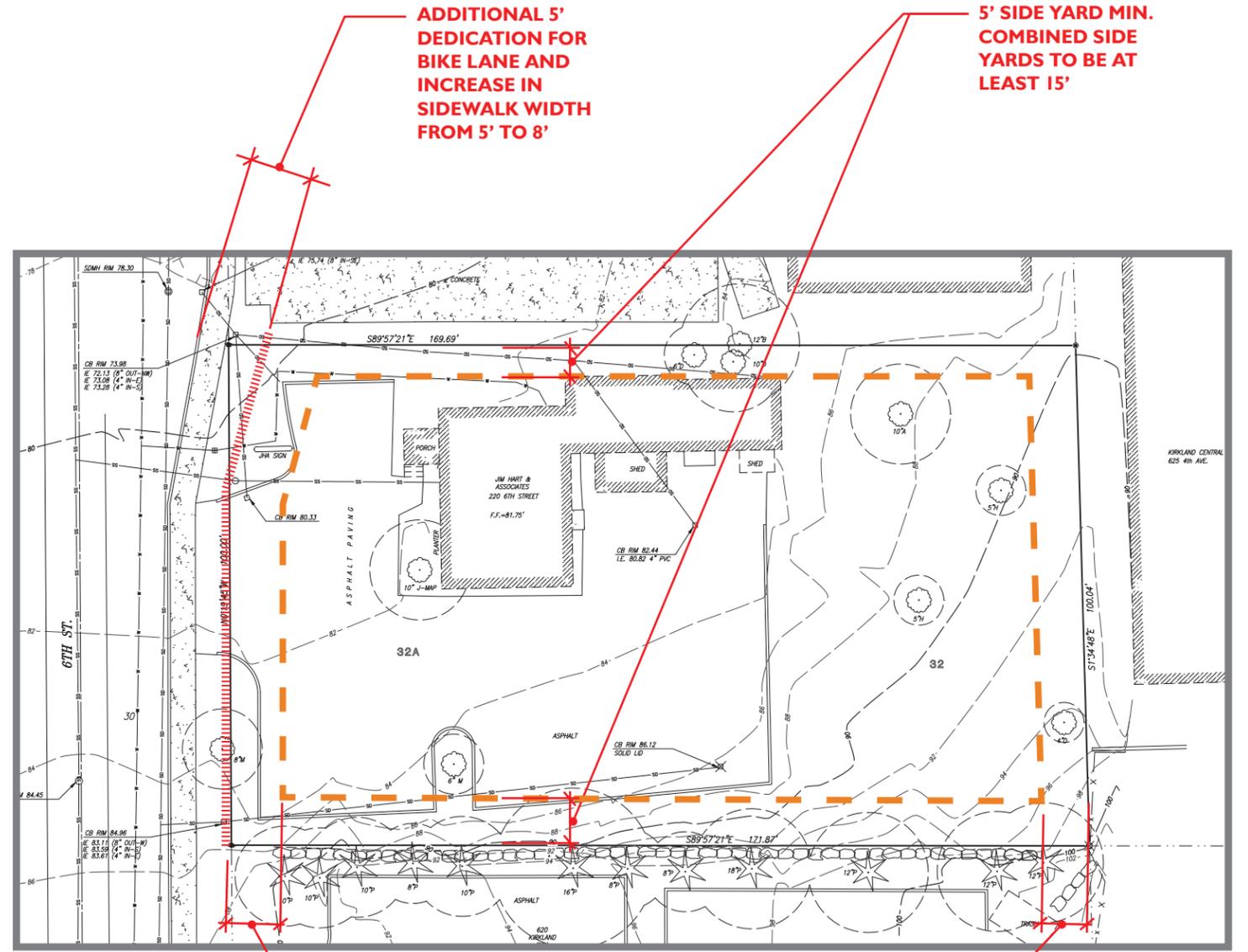


40' HEIGHT +
ADDITIONAL
5' FOR 3:12
ROOF SLOPE

5' MIN
SIDE YARD
SETBACK

10' FRONT
YARD
SETBACK

8' SIDEWALK
AND BIKE LANE
DEDICATION



ADDITIONAL 5'
DEDICATION FOR
BIKE LANE AND
INCREASE IN
SIDEWALK WIDTH
FROM 5' TO 8'

5' SIDE YARD MIN.
COMBINED SIDE
YARDS TO BE AT
LEAST 15'

10' FRONT YARD
SETBACK

10' REAR YARD
SETBACK



220 6TH AVE FLATS

01.06.14 | 13-051 | 7

SITE ANALYSIS

WEBER THOMPSON



SITE CONTEXT ANALYSIS

1. 625 4th Avenue, Medical Office Building
2. 720 4th Avenue, Central Way Plaza
3. 603 & 611 4th Avenue, Office
4. 620 Kirkland Way, Medical Office Building
5. 624 Kirkland Way, Lark Ridge Condominiums
6. 570 Kirkland Way, Office
7. 530 2nd Avenue, Watermark Apartments
8. 401 Park Place Center, Mixed Use
9. 528 Central Way, Tera Apartments
10. Envision Park Place (Anticipated)
11. Envision Park Place, Buildings B & C (Anticipated)
12. Envision Park Place, Buildings B & C (Anticipated)

The surrounding neighborhood is comprised of office and medical office buildings along with multi-family housing. This area serves as a transition zone between the low rise residential area to the east and the central business district to the west. Significant grade change from the southeast to northwest protect many of the territorial views of the low rise neighborhood. To the west, the Envision Park Place development proposes to significantly increase the density and building heights along 6th Street as well as provide additional amenities to the neighborhood.



*PROPOSED FUTURE PARK PLACE DEVELOPMENT.



*PROPOSED FUTURE PARK PLACE DEVELOPMENT. IMAGES: LMN ARCHITECTS

MASSING SCHEME I

PROS

- Uniform modulation at the corners help to break the main building mass into smaller distinct building forms.
- The simplicity of the modulation.

CONS

- The northeast and southeast building corners are in close proximity to the retaining wall along the east and south property line and adjacent structures.
- The corner mass articulation is in conflict with the garage entry.
- Minimal elevation and roof form variation along the side and rear elevations.
- Could lose primary northern views due to proximity to under developed property to the north
- Majority of residential views are perpendicular to the property lines, inhibiting privacy from adjacent buildings.



AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM ABOVE



STREET LEVEL VIEW FROM NORTHWEST

MASSING SCHEME 2

PROS

- Increased modulation along north facade breaks down the main building mass into smaller residential bays.
- Upper mass conflict with the garage entry is more resolved.
- Southeast building corner is pulled back to increase the setback to provide relief from retaining wall and adjacent structures.
- Opportunity for south and west facing roof deck area.

CONS

- Majority of residential views along the south elevation are perpendicular to the property line, inhibiting privacy from adjacent buildings.
- Could lose primary northern views due to proximity to under developed property to the north



AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM ABOVE



STREET LEVEL VIEW FROM NORTHWEST

MASSING SCHEME 3 (PREFERRED)

PROS

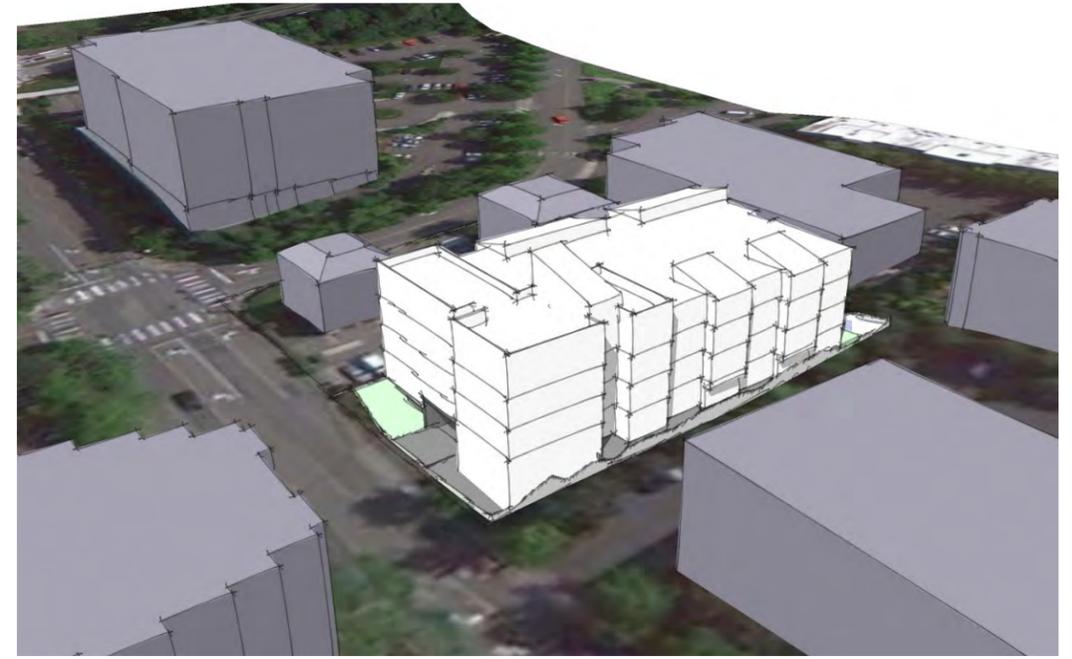
- Increased modulation along north and south facade breaks down the main building mass into smaller residential bays.
- Upper mass conflict with the garage entry is more resolved.
- Southeast building corner is pulled back to increase the setback to provide relief from retaining wall and adjacent structures.
- Clerestory roof forms bring natural light into upper residential units
- Opportunity for south and west facing roof deck area.
- Opportunity for oblique views along south facade bays

CONS

- Could lose primary northern views due to proximity to under developed property to the north
- Increased complexity of roof forms



AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM ABOVE

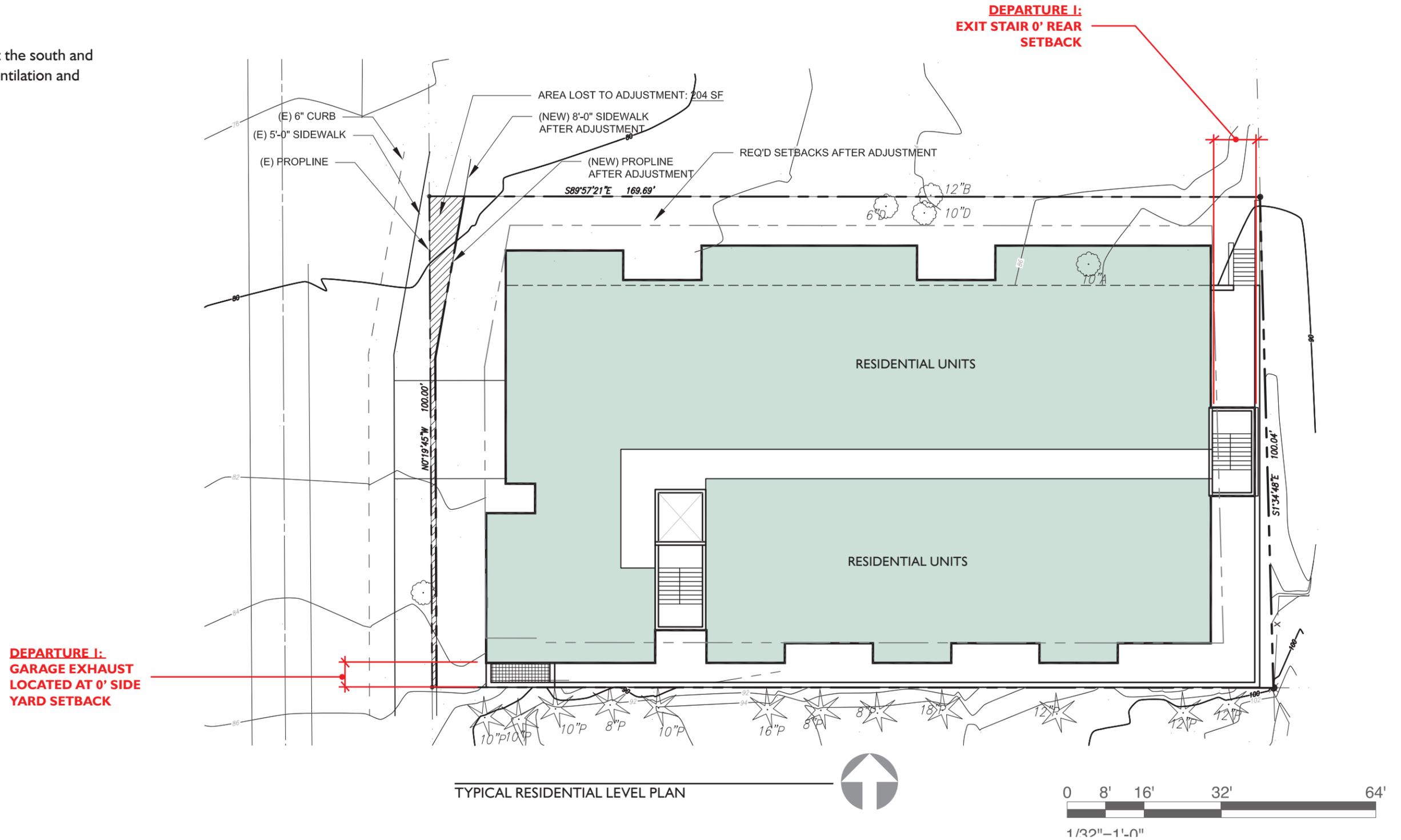


STREET LEVEL VIEW FROM NORTHWEST

DESIGN DEPARTURES

DEPARTURE I

Decrease the minimum setback to 0' at the south and east property line to allow for garage ventilation and secondary vertical egress.

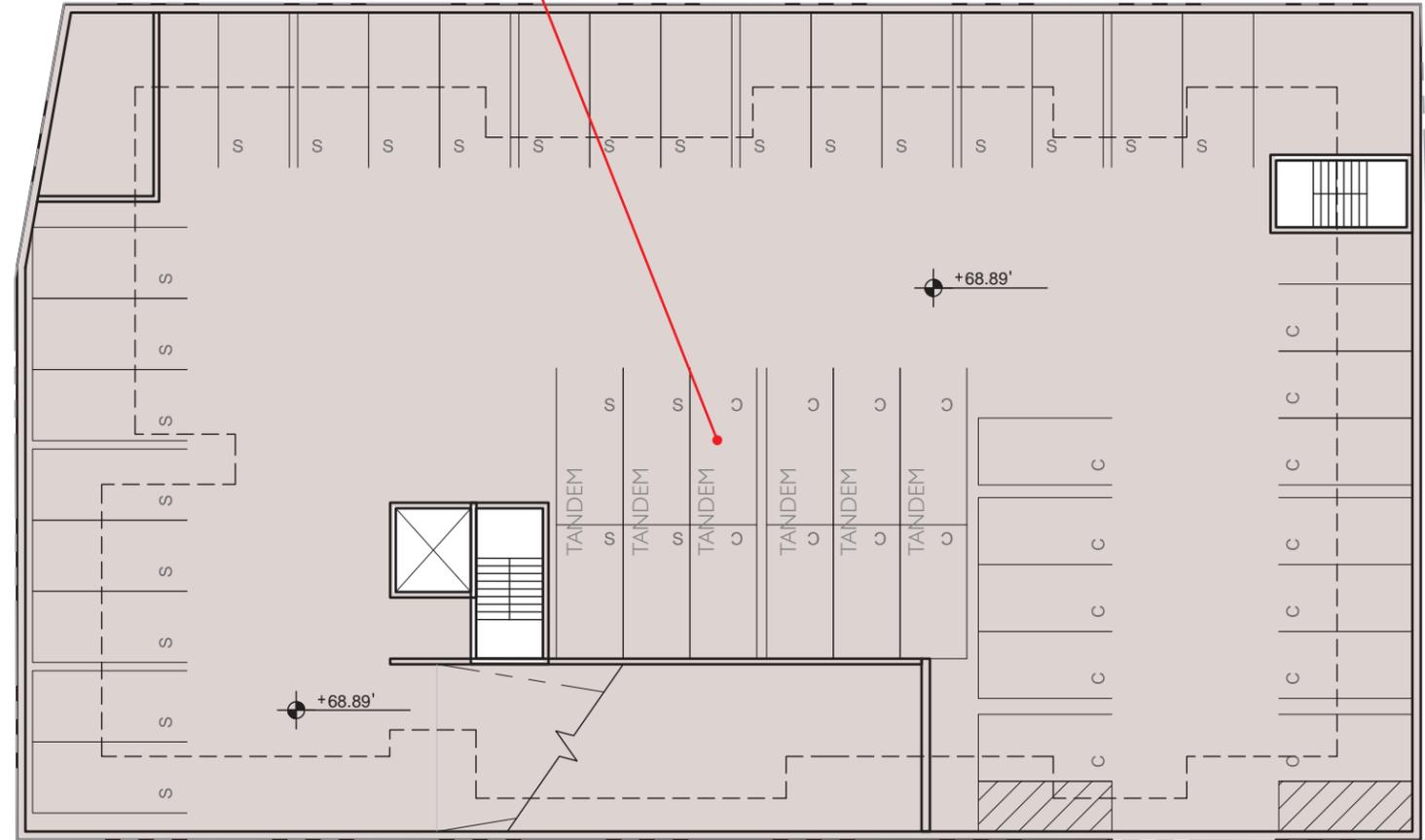


DESIGN DEPARTURES

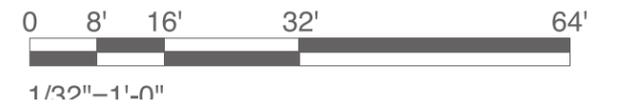
DEPARTURE 2

Allow for tandem parking stalls in the covered parking garage. Tandem stalls to be assigned to the two bedroom units and counted as two stalls.

**DEPARTURE 2:
TANDEM STALLS
FOR 2 BEDROOM
RESIDENCES**



PARKING LEVEL 2 PLAN 



60.39 User Guide. The charts in KZC 60.42 contain the basic zoning regulations that apply in Planned Area 5C, 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 60.40

Zone
PLA5C

Section 60.40 – 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 provision of this code may apply to the subject property.
2. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements.
3. If any portion of a structure is adjoining a low density use within PLA 5A, 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 within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
(Does not apply to Detached Dwelling Unit uses).
4. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
 - a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
 - b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
 - c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
 - d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
(Does not apply to Public Park uses).

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

Section 60.42	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 Units	None	3,600 sq. ft.	20'	5'	10'	70%	25' above average building elevation.	E	A	2.0 per unit.	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. 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	D.R., Chapter 142 KZC.		10'	5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C – 15'. See Spec. Reg. 4.	10' See Spec. Reg. 5.		<ul style="list-style-type: none"> If the development contains at least 1 acre, 60' above average building elevation, except for properties within 325' of the PLA 5C eastern boundary, then 40' above average building elevation. If the development is south of 4th Avenue and within 180' east of 6th Street, and contains at least 0.8 acres, 52' above average building elevation. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.4 acres, 40' above average building elevation. Otherwise, 30' above average building elevation. 	D		1.7 per unit.	<ol style="list-style-type: none"> The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 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. 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. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.

Section 60.42



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.42	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.030	Office Use	D.R., Chapter 142 KZC.	None	10'	5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C – 15'.	10'	70%	<ul style="list-style-type: none"> If the development contains at least 1 acre, 60' above average building elevation, except for properties within 325' of the PLA 5C eastern boundary, then 40' above average building elevation. If the development is south of 4th Avenue and within 180' east of 6th Street, and contains at least 0.8 acres, 52' above average building elevation. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.4 acres, 40' above average building elevation. Otherwise, 30' above average building elevation. 	C	D	<p>If a Medical, Dental, or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.</p> <ol style="list-style-type: none"> The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C. 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.42	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Spec. Reg. 1.	D.R., Chapter 142 KZC.	3,600 sq. ft.	10'	5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C – 15'. See Spec. Reg. 6.	10' See Spec. Reg. 7.	70%	<ul style="list-style-type: none"> If the development contains at least 1 acre, 60' above average building elevation, except for properties within 325' of the PLA 5C eastern boundary, then 40' above average building elevation. If the development is south of 4th Avenue and within 180' east of 6th Street, and contains at least 0.8 acres, 52' above average building elevation. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.4 acres, 40' above average building elevation. Otherwise, 30' above average building elevation. 	C	D	See KZC 105.25.	<ol style="list-style-type: none"> A veterinary office is not permitted in any development containing dwelling units. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 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. 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. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.

Section 60.42



USE ZONE CHART

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

Section 60.42	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						
.050	Church	D.R., Chapter 142 KZC.	7,200 sq. ft.	10'	20' on each side	20'	70%	60' above average building elevation, except for properties within 325' of the PLA 5C eastern boundary, then 40' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	<ol style="list-style-type: none"> The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. No parking is required for day-care or school ancillary to this use. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.
.060	School or Day-Care Center				5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C – 15'.	10'			D	See KZC 105.25.	<ol style="list-style-type: none"> The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. 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. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C. 	

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

Section 60.42	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC.	3,600 sq. ft.	10'	5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C – 15'.	10'	70%	<ul style="list-style-type: none"> • If the development contains at least 1 acre, 60' above average building elevation, except for properties within 325' of the PLA 5C eastern boundary, then 40' above average building elevation. • If the development is south of 4th Avenue and within 180' east of 6th Street, and contains at least 0.8 acres, 52' above average building elevation. • If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.4 acres, 40' above average building elevation. • Otherwise, 30' above average building elevation. 	E	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 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. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.

Section 60.42



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.42	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						
.080	Assisted Living Facility	D.R., Chapter 142 KZC.	3,600 sq. ft.	10'	5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C – 15'.	10'	70%	<ul style="list-style-type: none"> • If the development contains at least 1 acre, 60' above average building elevation, except for properties within 325' of the PLA 5C eastern boundary, then 40' above average building elevation. • If the development is south of 4th Avenue and within 180' east of 6th Street, and contains at least 0.8 acres, 52' above average building elevation. • If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.4 acres, 40' above average building elevation. • Otherwise, 30' above average building elevation. 	D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. 3. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 60.42	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							
.090	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC.	7,200 sq. ft.	10'	10' on each side	10'	70%	60' above average building elevation, except for properties within 325' of the PLA 5C eastern boundary, then 40' above average building elevation.	C	B	1 for each bed.	1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 2. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.	
.100	Public Utility		None		20' on each side						A		See KZC 105.25.
.110	Government Facility or Community Facility			10' on each side							C See Spec. Reg. 2.		
.120	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											