MEMORANDUM

To: Design Review Board
From: Tony Leavitt, Associate Planner
Date: May 26, 2017
File No.: DRV17-00288
Subject: ROSE HILL MIXED USE CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS
At the June 5, 2017 Design Review Board (DRB) meeting, the DRB should review the conceptual design for the Rose Hill Mixed Use Project. At the meeting, the DRB should determine:

A. How the design guidelines affect or pertain to the proposed development.
B. Determine which guidelines apply to the proposed development.
C. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND INFORMATION
The subject property is located at 12040 NE 85th Street (see Attachment 1). The applicant is proposing to construct a mixed use project containing approximately 88,000 gross square feet of commercial lease space, 600 to 650 residential apartment units and associated parking on the 6.94 acre site located in the Rose Hill Neighborhood. The applicant has provided a plan set which includes site/neighborhood information and three different massing and siting concepts (see Attachment 2). The applicant’s preferred option is shown as Option 2.

III. SITE
The subject property is zoned RH (Rose Hill Business District) 3 and currently contains a large commercial building with multiple tenants including a Petco retail store, an Outback Steakhouse restaurant building, a Kirkland Autoworks building, large surface parking lot and a small parking lot used by Costco. The ownership does not include the U-Haul parcel.

The majority of the site is relatively flat with a significant upward grade elevation along NE 85th Street and from 120th Avenue NE to the site.

The property has street frontage along NE 85th Street, 120th Avenue NE and 122nd Avenue NE.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

East: RH 5A. Retail shopping center and single family residential use. Maximum height is 35 Feet, except hotels can go to 54’ on properties abutting an LIT zone.

West: RH 1A. Costco and Office Building. Maximum height is 35 feet.

South: RH 3. Multiple retail and restaurant uses. Maximum height is 35 feet.

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.

IV. KEY ZONING REGULATIONS

Zoning regulations for uses in RH 3 are found in the use-zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.


B. Permitted Uses:
   a. Commercial, office, and residential (stacked dwelling units) are allowed in this zone.
   b. At least 50 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to NE 85th Street, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway.
   c. Individual retail uses in this zone are limited to a maximum gross floor area of 65,000 square feet.
   d. Residential uses may be located anywhere in the building above the ground floor.

Staff Comment: Staff will need to review the project for compliance with the RH3 Use Requirements and Restrictions during the Design Response phase.

C. Height:
   a. A maximum height of 45 feet above the midpoint of the frontage of the subject property along NE 85th Street to a maximum of 67 feet along the northern property line.
   b. The ground floor of all structures on the subject property shall be a minimum of 15 feet in height.

Staff Comment: The applicant will need submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City’s height regulations during the Design Response phase.

D. Setbacks and Parking: As established in the Conceptual Master Plan process.

E. Affordable Housing Requirements: The project is required to provide at least 10 percent of the units as affordable housing units as defined in KZC Chapter 5.

Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City’s Affordable Housing Regulations.
V. ROSE HILL BUSINESS DISTRICT DESIGN GUIDELINES

The project will be reviewed for consistency with the Design Guidelines for the Rose Hill Business District. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Building Location and Orientation
- Pedestrian Friendly Building Facades
- Public Improvements (Sidewalks and Street Trees)
- Pedestrian Connections, Lighting, Amenities and Plazas
- Blank Wall Treatment
- Residential Open Space
- Parking Lots, Parking Garages and Vehicular Circulation
- Architectural Style and Scale
- Human Scale
- Building Details and Materials
- Signs
- Visual Quality of Landscapes

Additionally, there are design considerations for the RH3 Zone. The design standards are:

- Buildings and retail storefronts oriented to internal pedestrian and vehicular routes and to surrounding streets with clearly identifiable building and pedestrian access points and entryways to adjacent streets and internal pedestrian pathways.
- Isolated building pads should be minimized.
- Design techniques to prevent the dominance of large single occupant structures, such as use of: smaller building footprints, multiple tenant spaces on each floor of a structure abutting a street, stepping back of upper stories along NE 85th Street and corner building treatments at 120th Avenue NE and 122nd Avenue intersections.
- Incorporate useable public spaces, plazas or pocket parks, and public amenities, such as art, sculptures, fountains or benches.
- Use landscaping to emphasize entries into buildings, pedestrian areas, and pedestrian routes to enhance public spaces, parking areas, and to screen blank walls and service areas.
- Placement of loading and service areas shall be located away from NE 85th Street and pedestrian areas.

VI. 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 and uses, 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

VII. **DISCUSSION ISSUES**

   The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Design Guidelines apply to the proposed development. The following sections and questions below are representative of the City’s design guidelines. 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 building location and orientation, vertical and horizontal modulation, and a variety of roof forms. The applicant has provided building layout and massing designs including a preferred option for the DRB's review and comment (see Attachment 2).

B. **Pedestrian Access**

   1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
   2. What are the key pedestrian connections?
   3. How would the project engage pedestrians?

C. **Open Space and Landscaping**

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

VIII. **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.

IX. **ATTACHMENTS**

   1. Vicinity Map
   2. Applicant’s Proposal
   3. RH3 Use Zone Chart
ROSE HILL MIXED-USE
12040 NE 85TH STREET, KIRKLAND, WA 98033

DESIGN REVIEW: Conceptual Design Conference
Prepared for Madison Development Group
06.05.17
### TABLE OF CONTENTS

1. Development Objectives
2. Site Analysis
3. Survey
4. Design Options
5. Requested Modifications / DRB Guidance
DEVELOPMENT OBJECTIVES [3G]

PROJECT DESCRIPTION

The development program includes approximately 1,088,000 GSF, of all-new mixed-use development, compatible with the Rose-Hill Business District design standards. Program spaces will include Multi-family Residential, Commercial/Retail and Structured Parking. Publicly accessible plazas and pedestrian corridors, with generous landscaping are also planned.

Construction is anticipated to include 5 stories of above-grade, Type V and/or III-HT (wood) construction (due to height), over 2-3 levels of Type I (concrete) construction with one level below-grade (parking) and two levels above-grade (mixed-use &/or parking). 600,000-650,000 GSF of combined Residential and Amenity space are planned for the Multi-family components of the project. All housing units will consist of 'for-rent apartments' - approximately 600-650 units of approximately 600-800 net SF each, with an average size of 700 net SF. No condominiums are planned to be part of the residential development.

Pedestrian pathways and a publicly accessible raised/rooftop plaza terrace will be planned for the central commercial core of the project, which is consistent with the Design Guidelines for the Rose Hill Business District, as adopted January 3rd by the City of Kirkland. Semi-private residential rooftop terraces and gardens will also be designed as tenant amenity spaces for use by apartment residents.

Approximately 88,000 GSF (75,000 net SF) of commercial lease space is planned, which is likely to include: a 30,000 NSF Grocery, a 15,000 NSF Pharmacy and approximately 30,000 NSF of miscellaneous Retail/Commercial (some of which will replace existing retailers), and a restaurant.
PROJECT ADDRESS:
12040 NE 85th St.
Kirkland, WA 98033

KING COUNTY PARCEL NUMBERS:
1238500110
1238500115
1238500125
1238500135
1238500140

SITE AREA:
n/a : 1238500110 (30,984 SF)
12040 NE 85th St. : 1238500115 (154,923 SF)
12010 NE 85th st. : 1238500125 (46,476 SF)
12030 NE 85th st. : 1238500135 (15,748 SF)
12120 NE 85th st. : 1238500140 (64,032 SF)

OVERLAY DISTRICT:
85th Sub-Area Plan

ZONING CLASSIFICATION:
RH 3

CURRENT USES:
Mixed Retail
Service
Food Service
Surface Parking
NEIGHBORHOOD CONTEXT [3C]
The site has combined lot area of 302,163 SF (per parcel data), is zoned C RH 3, and includes five separate parcels, as indicated on the attached application.

1. Building on Site - 12004 - 12110 NE 85th St
2. Building on Site - 12120 NE 85th St, (Outback Steak House)
3. Building on Site - 12020 NE 85th St, (Midas)

Significant Vegetation, (Trees with more than 6" in Diameter)

- Concrete Sidewalk
- Vehicular Access to Site
- Vehicular Access to Neighboring Site
- Pedestrian Crossing Around Site
EXAMPLE OF MASTER PLAN
Developed as part of the Design Guidelines for Rose Hill Business District, by the City of Kirkland.

Figure 8. An example of redevelopment of the RH 3 zone consistent with the design guidelines.
DESIGN OPTIONS
ALTERNATIVE MASSING AND SITING CONCEPTS [3E]
SITE AND CONTEXT ANALYSIS [3C]
REQUESTED MODIFICATIONS / DRB GUIDANCE [3F]

DESIGN MODIFICATIONS / GUIDANCE:

1. Accessory residential uses including entries, amenity spaces and units may be located at ground floor as approved by DRB.

2. 
   a) 50% or greater commercial area will be provided at ground floor footprint per KCZ 53.32 - 4
   b) Confirm grade level may be split N-S on large site development.
OPTION 1 [3E] STREET

OPPORTUNITIES:
- MOST CONSISTENT TO ROSE-HILL MASTER PLAN
- SMALLER, LINKED PUBLIC SPACES
- LARGE RETAIL BLOCKS

CONSTRAINTS:
- AUTOMOBILE CENTRIC STREETS
- EAST-WEST STREET SEVERS NORTH-SOUTH CONNECTIONS
- LESS RESPONSIVE TO SITE TOPOGRAPHY
OPTION 1 [3E]

STREET

CENTER

CONNECTIONS

PLAN

LEVELS L1 (L1A) AND ABOVE

PLAZA AND LEVEL L1A

+276 FT - PLAZA

+278 FT - PLAZA

+380 FT

AXON

1. U-Haul
2. 76 Gas Station
3. Costco
4. Costco Parking Lot
5. Arts Building
6. Jovisco Business Park
7. Rose Hill Plaza
8. Kirkland Court
9. Taco Time

RESIDENTIAL (606,000 SF GROSS)
COMMERCIAL (86,000 SF GROSS)
PARKING (435,000 SF)

PUBLIC PEDESTRIAN CIRCULATION
VEHICULAR / PEDESTRIAN ACCESS
MAIN VEHICULAR CIRCULATION
OPTION 1 [3E]

STREET

AVERAGE BUILDING ELEVATION (ABE) = +270 FT
MAXIMUM ALLOWABLE HEIGHT = 67 FT ABE

TRANSVERSE SECTION 1-1

MAXIMUM ALLOWABLE HEIGHT:
45 FT ABOVE MID-POINT OF 85TH ST. FRONTAGE

LONGITUDINAL SECTION 2-2

CONCEPTUAL DESIGN 14
OPTION 1 [3E]

STREET

PLAZA LEVEL PLAN
- COMMERCIAL (GROSS 88,000 SF)
- PARKING (GROSS 390,000 SF)
- PEDESTRIAN ACCESS
- VEHICULAR / PEDESTRIAN ACCESS
- GARAGE ACCESS
- COMMERCIAL VEHICLE ACCESS

TYPICAL RESIDENTIAL LEVEL PLAN
- RESIDENTIAL (GROSS 500,000 SF)

ROSE HILL MIXED-USE Madison Development Group  06.05.17

CONCEPTUAL DESIGN 15
PARKING REQUIREMENTS

RESIDENTIAL
1.45 STALLS PER UNIT
TOTAL # OF UNITS = 600
REQUerd PARKING STALLS = 1.45 X 600 = 870 STALLS

COMMERCIAL
1 STALL PER 300 SF OF NET COMMERCIAL FLOOR AREA
PROPOSED NET COMMERCIAL AREA = 75,000 SF
REQUIdR NUMBER OF PARKING STALLS =
75,000 SF / 350 SF = 215

TOTAL REQUIRED # OF STALLS = 870 + 215 = 1,085 STALLS

PARKING PROVIDED
(ON ALL LEVELS AS SHOWN)
A TOTAL AREA OF 390,000 SF = 1,114 STALLS
OPTION 2 [3E]

HUB

OPPORTUNITIES:

- STREET AND TOPOGRAPHY ALIGNMENTS
- UNIFIED WHOLE
- VARIETY OF PEDESTRIAN EXPERIENCES
- SMALL SCALE STRUCTURES

CONSTRAINTS:

- SMALL RETAIL FOOTPRINT
- PARKING PLATES CONFIGURED TO NORTH
- INCREASED RESIDENTIAL PLATES CORES
PREFERRED OPTION 2 [3E]

HUB

LEVELS L1 (L2A) AND ABOVE

PLAZA AND LEVEL L1A

+276 FT - PLAZA

+278 FT - PLAZA

+258 FT

U-Haul
76 Gas Station
Costco
Costco Parking Lot
Arts Building
Jonesco Business Park
Rose Hill Plaza
Kirkland Court
Taco Time

SPECIAL CONSIDERATION

RESIDENTIAL (567,600 SF GROSS)
COMMERCIAL (81,600 SF GROSS)
PARKING (435,000 SF)

PUBLIC PEDESTRIAN CIRCULATION
VEHICULAR / PEDESTRIAN ACCESS

CONCEPTUAL DESIGN 19
PREFERRED OPTION 2 [3E]

HUB

AVERAGE BUILDING ELEVATION (ABE) = +270 FT
MAXIMUM ALLOWABLE HEIGHT = 67 FT ABE

MAXIMUM ALLOWABLE HEIGHT:
45 FT ABOVE MID-POINT OF 85TH ST. FRONTAGE
+278 FT

LONGITUDINAL SECTION 2-2

RESIDENTIAL

PLAZA

PARKING

PARKING

FOR CONCEPTUAL DESIGN

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CONCEPTUAL DESIGN 20
PREFERRED OPTION 2 [3E] HUB

COSTCO

120TH AVE NE

PROPERTY LINE

DETAIL SECTION 1

L5
L4
L3
L2
L1

+262 FT

+276 FT PLAZA

RESIDENTIAL

ROSE HILL MIXED-USE: Madison Development Group 06.05.17

CONCEPTUAL DESIGN
PREFERRED OPTION 2 [3E]  

HUB

DETAIL SECTION 3

DETAIL SECTION 4
PREFERRED OPTION 2 [3E]

HUB

ROSE HILL MIXED-USE

Madison Development Group

06.05.17

CONCEPTUAL DESIGN 24
PREFERRED OPTION 2 [3E]

HUB

ACCESS DRIVE  PARKING WITH RESIDENTIAL ABOVE  PEDESTRIAN WAY  PARKING WITH RESIDENTIAL ABOVE

ELEVATION 1 (ALONG 120TH AVENUE NE)

GROCERY @ PLAZA LEVEL  RESIDENTIAL ABOVE AND PARKING BELOW (BEYOND)

PHARMACY @ PLAZA LEVEL  RESIDENTIAL ABOVE AND PARKING BELOW

ELEVATION 2 (ALONG 122ND AVENUE NE)

CONCEPTUAL DESIGN 25
PREFERRED OPTION 2 [3E]

HUB

PARKING REQUIREMENTS

RESIDENTIAL (TOTAL GROSS AREA = 575,400 SF)

1.45 STALLS PER UNIT
TOTAL # OF UNITS = 600
REQUIRED PARKING STALLS = 1.45 X 600 = 870 STALLS

COMMERCIAL

1 STALL PER 350 SF OF NET COMMERCIAL FLOOR AREA
PROPOSED NET COMMERCIAL AREA = 75,000 SF
REQUIRED NUMBER OF PARKING STALLS =
75,000 SF / 350 SF = 215

TOTAL REQUIRED # OF STALLS = 870 + 215 = 1,085 STALLS

PARKING PROVIDED

(CALCULATED ON LEVELS P1, P2 & P3)
TOTAL AREA OF 435,000 SF = 1,242 STALLS
PREFERRED OPTION 2 [3E]

HUB
OPTION 3 [3E]
PIAZZA

LEVELS L1 (L2A) AND ABOVE

PLAZA AND LEVEL L1A

-300 FT

-278 FT - PLAZA

-278 FT - PLAZA

PLAZA

CONNECTIONS

PLAN

RESIDENTIAL (572,000 SF GROSS)
COMMERCIAL (83,000 SF GROSS)
PARKING (435,000 SF)
PUBLIC PEDESTRIAN CIRCULATION
VEHICULAR / PEDESTRIAN ACCESS

1. U-Haul
2. 76 Gas Station
3. Costco
4. Costco Parking Lot
5. Arts Building
6. Jonesco Business Park
7. Rose Hill Plaza
8. Kirkland Court
9. Taco Time

ROSE HILL MIXED-USE Madison Development Group 06.05.17

CONCEPTUAL DESIGN 28
OPTION 3 [3E]
PIAZZA

AVERAGE BUILDING ELEVATION (ABE) = +270 FT
+337 FT T
MAXIMUM ALLOWABLE HEIGHT = 67 FT ABE

MAXIMUM ALLOWABLE HEIGHT:
45 FT ABOVE MID-POINT OF 85TH ST. FRONTAGE

CONCEPTUAL DESIGN 29
OPTION 3 [3E]  
PIAZZA

PLAZA LEVEL PLAN

- COMMERCIAL (GROSS 83,000 SF)
- RESIDENTIAL (GROSS 572,000 SF)
- PEDESTRIAN ACCESS
- VEHICULAR / PEDESTRIAN ACCESS
- GARAGE ACCESS
- COMMERCIAL VEHICLE ACCESS

PLAZA ABOVE GROUND LEVEL  
AS PER GROUND LEVEL ANALYSIS ON PAGE 10

PLAZA AT GROUND LEVEL  
AS PER GROUND LEVEL ANALYSIS ON PAGE 10

TYPICAL RESIDENTIAL LEVEL PLAN

N

CONCEPTUAL DESIGN
OPTION 3 [3E]
PIAZZA

PARKING REQUIREMENTS

RESIDENTIAL
1.45 STALLS PER UNIT
TOTAL # OF UNITS = 600
REQUIRED PARKING STALLS = 1.45 X 600 = 870 STALLS

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1 STALL PER 350 SF OF NET COMMERCIAL FLOOR AREA
PROPOSED NET COMMERCIAL AREA = 75,000 SF
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TOTAL REQUIRED # OF STALLS = 870 + 215 = 1,085 STALLS

PARKING PROVIDED
(ON LEVELS P1, P2 & P3)
A TOTAL AREA OF 435,000 SF = 1,242 STALLS
OPTION 3 [3E]
PIAZZA

OPPORTUNITIES:
• BALANCED / LARGE RETAIL BLOCKS
• PLAZA - POTENTIAL FOR NEIGHBORHOOD AMENITY
• EFFICIENT RESIDENTIAL PLATES
• GOOD SUN EXPOSURE

CONSTRAINTS:
• VERTICAL GRADE TRANSITIONS AT PERIMETERS
• NORTHWEST STRUCTURED PARKING (FACADE)
• RESIDENTIAL USES DETACHED FROM GRADE
DESIGN OPTIONS [3E]
The Kirkland Zoning Code is current through Ordinance 4551, passed December 13, 2016.

Disclaimer: The City Clerk’s Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk’s Office for ordinances passed subsequent to the ordinance cited above.

City Website: http://www.kirklandwa.gov/ (http://www.kirklandwa.gov/)
City Telephone: (425) 587-3190
Code Publishing Company (http://www.codepublishing.com/)
eLibrary (http://www.codepublishing.com/elibrary.html)
### Use Regulations


### Regulations

<table>
<thead>
<tr>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
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<tbody>
<tr>
<td>REQUIRED YARDS (See Ch. 115)</td>
<td>Height of Structure</td>
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<tr>
<td>Lot Size</td>
<td>Landscape Category (See Ch. 95)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>Sign Category (See Ch. 100)</td>
</tr>
<tr>
<td>Front</td>
<td>Side</td>
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1. May also include one or more of the other uses allowed in this zone. Development regulations of this section apply to all uses developed within a Conceptual Master Plan (CMP).
2. Development must be part of a Conceptual Master Plan (CMP) for the entire subject property. The proposed CMP shall be reviewed using the Design Review process provisions of KZC 142.35. Subsequent development proposals shall follow DR or ADR as set forth in the Notice of Approval for the Conceptual Master Plan. The Conceptual Master Plan shall incorporate the design guidelines contained in the Design Guidelines for the Rose Hill Business District pertaining to the RH 3 zone.
3. Location of drive-through facilities will not compromise the pedestrian orientation of the development. See KZC 105.96 for other requirements.
4. Signs for a development approved under this provision must be proposed within a Master Sign Plan application pursuant to KZC 100.80 for all signs within the project.
5. Building height shall be 45 feet measured above the midpoint of the frontage of the subject property along NE 85th Street, or if the subject property does not front on NE 85th Street, at the midpoint of the property frontage along any other public right-of-way. If the property abuts more than one public right-of-way, the applicant may select the right-of-way from which to measure.
6. 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.
7. Maximum building height for a development including residential use is 67 feet above average building elevation. However, the equivalent of the additional gross floor area constructed above 45 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor.
8. Parcels smaller than six acres may be added to a previously approved Conceptual Master Plan (CMP) if the applicable criteria set forth in the Notice of Approval from the approved CMP are met.
<table>
<thead>
<tr>
<th>Section 53.34</th>
<th>USE ZONE CHART</th>
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<td><strong>USE ZONE CHART</strong></td>
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**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

<table>
<thead>
<tr>
<th>USE</th>
<th>REGULATIONS</th>
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<tbody>
<tr>
<td>Required Review Process</td>
<td>Lot Size (See Ch. 115)</td>
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<table>
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<td>Height of Structure</td>
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<tr>
<td><strong>Front</strong></td>
<td><strong>Side</strong></td>
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<tr>
<td>20’</td>
<td>0’</td>
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<td>35’ above average building elevation.</td>
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</table>

**Special Regulations**

1. Gas pump islands must be set back at least 20 feet from all property lines. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line.
2. See KZC 95.40 through 95.45, required landscaping, for further regulations.

<table>
<thead>
<tr>
<th>.020</th>
<th>Vehicle Service Station</th>
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<tbody>
<tr>
<td>D.R., Chapter 142 KZC.</td>
<td>Less than 6 acres.</td>
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1. Gas pump islands must be set back at least 20 feet from all property lines. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line.
2. See KZC 95.40 through 95.45, required landscaping, for further regulations.

<table>
<thead>
<tr>
<th>.030</th>
<th>Automotive Service Center</th>
</tr>
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<tbody>
<tr>
<td>See Spec. Reg. 1.</td>
<td>10’</td>
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</table>

1. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use.
2. Parts and tires must be stored entirely within an enclosed structure.
3. Outdoor vehicle parking or storage must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.

<table>
<thead>
<tr>
<th>.040</th>
<th>Restaurant or Tavern</th>
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<tr>
<td>1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 1.</td>
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</table>

1. For restaurants with drive-in or drive-through facilities:
   a. One outdoor waste receptacle shall be provided for every eight parking stalls.
   b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.

<table>
<thead>
<tr>
<th>.050</th>
<th>Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 per each 100 sq. ft. of gross floor area.</td>
<td></td>
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</table>

1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
   a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises.
   b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
2. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
   a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
   b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

**REGULATIONS CONTINUED ON NEXT PAGE**
### Section 53.34

#### USE ZONE CHART

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

<table>
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<tr>
<th>Section 53.34</th>
<th>USE</th>
<th>REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>.050</td>
<td>Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services. <em>(continued)</em></td>
<td></td>
</tr>
<tr>
<td>.060</td>
<td>Hotel or Motel</td>
<td>D.R., Chapter 142 KZC.</td>
</tr>
<tr>
<td>.070</td>
<td>Entertainment, Cultural and/or Recreational Facility</td>
<td></td>
</tr>
<tr>
<td>.080</td>
<td>Office Use</td>
<td></td>
</tr>
</tbody>
</table>

*REGULATIONS CONTINUED FROM PREVIOUS PAGE*

3. For a retail establishment involving the sale, lease, repair or service of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment, and similar vehicles, the following shall apply:
   a. For the number of required parking stalls see KZC 105.25.
   b. Parts must be stored entirely within an enclosed structure.
   c. See KZC 95.40 through 95.45, required landscaping, for further regulations.

1. May include ancillary meeting and convention facilities.
2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.

1. The following regulations apply to veterinary offices only:
   a. May only treat small animals on the subject property.
   b. Outside runs and other outside facilities for the animals are not permitted.
2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
   a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
   b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
## USE ZONE CHART

### Section 53.34

**Zone RH 3**

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

<table>
<thead>
<tr>
<th>USE REGULATIONS</th>
<th>REQUIRED YARDS (See Ch. 115)</th>
<th>MAXIMUMS</th>
<th>Required Parking Spaces (See Ch. 105)</th>
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<tr>
<td><strong>MINIMUMS</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>Required Review Process</td>
<td>Lot Coverage Height of Structure Landscape Category Sign Category Special Regulations (See also General Regulations)</td>
<td></td>
</tr>
<tr>
<td>Front Side Rear</td>
<td>Less than 6 acres.</td>
<td>C B</td>
<td>1 per each 300 sq. ft. of gross floor area.</td>
</tr>
<tr>
<td>.090 Private Lodge or Club</td>
<td>D.R., Chapter 142 KZC.</td>
<td>10’ 0’ 0’ 80% 35’ above average building elevation.</td>
<td>1 per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.</td>
</tr>
<tr>
<td>.100 Church</td>
<td></td>
<td></td>
<td>1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.</td>
</tr>
<tr>
<td>.110 School, Day-Care Center, Mini-School or Mini-Day-Care Center</td>
<td></td>
<td></td>
<td>1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. 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 nearby residential uses. 3. May include accessory living facilities for staff persons. 4. Hours of operation of the use may be limited and passenger loading areas shall be located to reduce impacts on nearby residential uses.</td>
</tr>
<tr>
<td>.120 Stacked Dwelling Units, Assisted Living Facility</td>
<td></td>
<td></td>
<td>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</td>
</tr>
</tbody>
</table>
### Section 53.34 USE ZONE CHART

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Review Process</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
<th>Lot Coverage</th>
<th>Height of Structure</th>
<th>Landscape Category</th>
<th>Sign Category</th>
<th>Required Parking Spaces</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>.130</td>
<td>Convalescent Center or Nursing Home</td>
<td>D.R., Chapter 142 KZC.</td>
<td>Less than 6 acres.</td>
<td>10' 0' 0'</td>
<td>80% 35' above average building elevation.</td>
<td>C</td>
<td>B</td>
<td>1 per each bed.</td>
<td>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</td>
</tr>
<tr>
<td>.140</td>
<td>Public Utility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>See KZC 105.25.</td>
</tr>
<tr>
<td>.160</td>
<td>Public Park</td>
<td>Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

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**Kirkland Zoning Code**

292.24

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