



CITY OF KIRKLAND

Planning and Community Development Department
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MEMORANDUM

To: Houghton Community Councils

From: Nancy Cox *nc*

Date: June 12, 2007

Subject: **FLOOR AREA RATIO INFORMATION**

At a previous meeting the Council asked staff to determine the Floor Area Ratio (FAR) of a couple of new single family residences in the Houghton jurisdiction. The FAR regulations that are in effect elsewhere in Kirkland are not in effect in Houghton. Staff was asked to apply those regulations to projects under construction as if the rules were in effect.

The two sites selected are:

10624 NE 47th Pl. and 6422 105th Ave. NE. Location maps are attached should you wish to drive-by prior to the meeting.

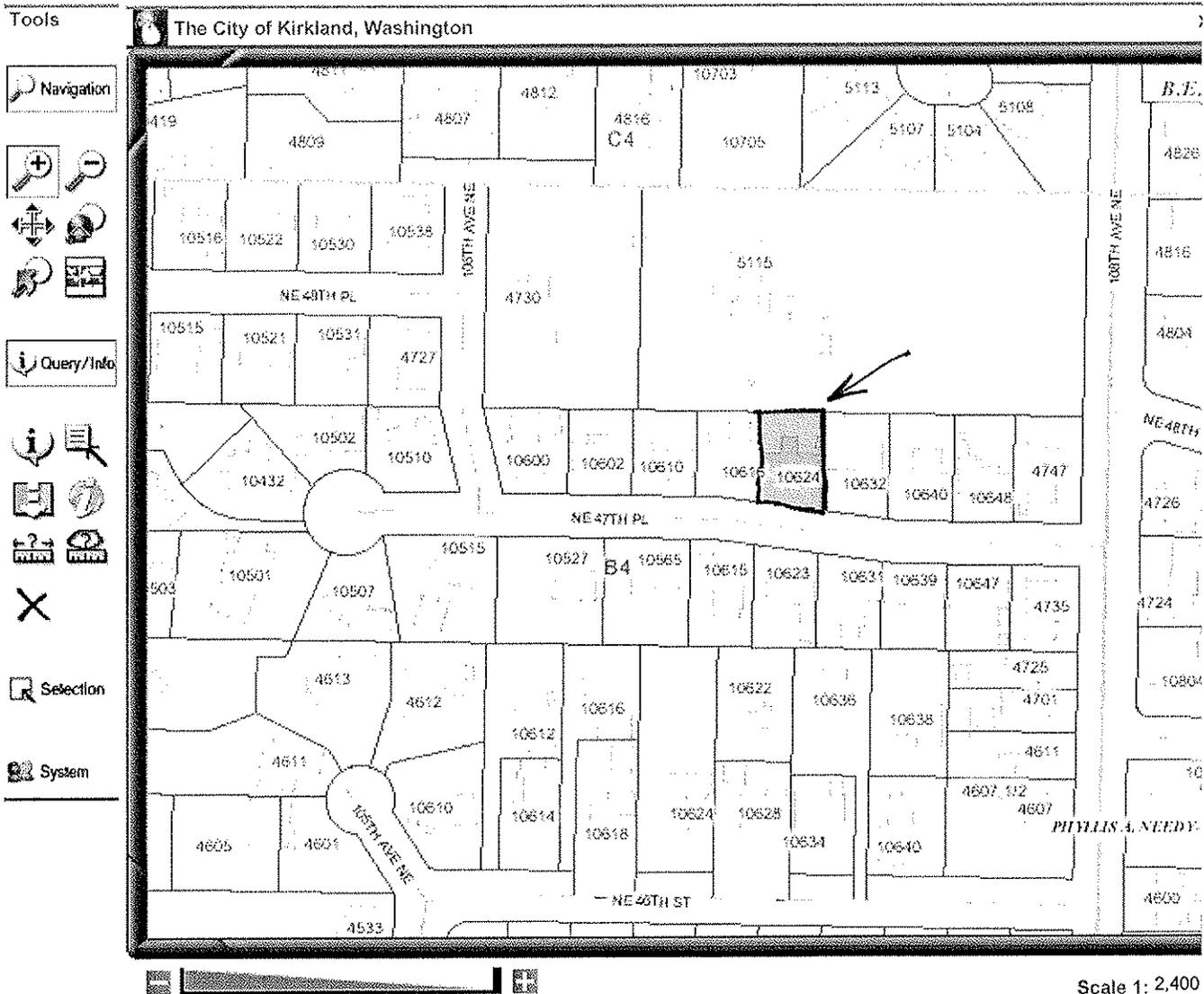
A worksheet prepared by a Senior Planner Jon Regala is attached. It summarizes the results of his calculations. The residences exceed maximum FAR by 12% & 17% respectively.

Finally, the FAR regulations from the Zoning Code are attached. They are in KZC 115.42 (attached).

ATTACHMENTS
Location Maps
Worksheet
KZC 115.42

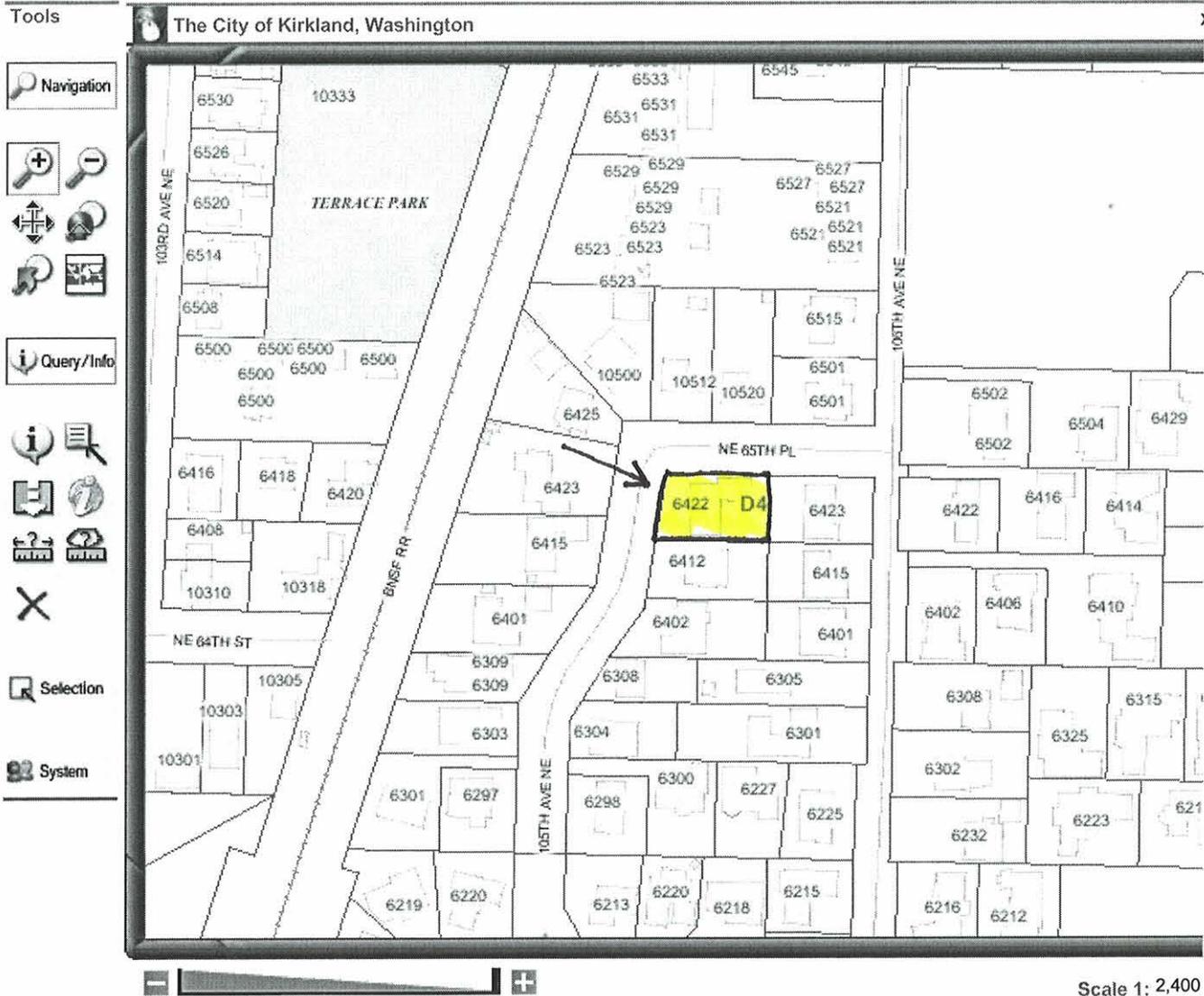
Cc: File MIS07-00005

BLD06-00633



10624 NE 47th Pl

BLD05-00485



6422 105th Ave. NE

BLD06-00633

10624 NE 47th Place

Lot Size: 8,260 sq. ft.

Maximum FAR (50% of lot size) = 4,130 sq. ft.

| | Gross Floor Area |
|--|---|
| 1 st Floor | 2,399 sq. ft. |
| 2 nd Floor | 2,340 sq. ft. |
| Sub Total | 4,739 sq. ft. |
| Exemption for vaulted spaces greater than 16' tall | -100 sq. ft. |
| Total | 4639 sq. ft. (over FAR limit by 509 sq. ft.) |
| | |

BLD05-00485

6422 105th Avenue NE

Lot Size: 9,785 sq. ft.

Maximum FAR (50% of lot size) = 4,892.5 sq. ft.

| | Gross Floor Area |
|-----------------------|--|
| Lower Level | Exempt (only 1 façade has a lower level wall that is visible <i>and</i> is greater than 6' above finished grade) |
| 1 st Floor | 2,800 sq. ft. |
| 2 nd Floor | 2,938 sq. ft. |
| Total | 5,738 sq. ft. (over FAR limit by 845.5 sq. ft.) |

115.40 Fences1. General

a. Fences not over six feet in height may be anywhere on the subject property except:

- 1) A fence may not be within 15 feet of any street curb, or the edge of the street pavement, if no curb exists; or
- 2) If the applicant can show with a survey, or other reasonable means, the location of his/her property line, the fence can be placed on the property line regardless of the distance from a street curb or the edge of the pavement.
- 3) A fence may not violate the provisions of KZC 115.135.
- 4) A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard.

On corner lots with two required front yards, this restriction shall apply only within the front yard adjacent to the front facade of the structure.

- 5) No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard which is coincident with the high waterline setback yard.

b. Fences over six feet in height may not be located in a required setback yard. See KZC 115.115, Required Yards, for regulations relating to fences on retaining walls.

c. The Planning Official may approve a modification to the fence height requirements, if:

- 1) The modification is necessary because of the size, configuration, topography or location of the subject property; and
- 2) The modification will not have any substantial detrimental effect on abutting properties or the City as a whole.

2. Barbed Wire – Barbed wire is permitted only atop a fence or a wall at least six feet in height.

3. Electrified Fences – Electrified fences are not permitted in Kirkland, except to contain large domestic animals (see KZC 115.20(2)(c)). All electric fences and appliances, equipment, and materials used in connection therewith shall be listed or labeled by a qualified testing agency and shall be installed in accordance with manufacturer's specifications and in compliance with the latest edition of the National Electrical Code. Furthermore, electrified fences must be located at least 18 inches on the inside of wood fences when located along any property line. In addition, all electric fences shall be posted with permanent signs which are a minimum of 36 square inches in area at intervals of 15 feet along the fence stating that the fence is electrified.

115.42

Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones

1. Gross floor area for purposes of calculating F.A.R. and maximum floor area for detached dwelling units in low density residential zones does not include the following:

- a. Attic area with less than five 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 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.
 - 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. *This section is not effective within the disapproval jurisdiction of the Houghton Community Council.*

115.43 Garage Setback Requirements for Detached Dwelling Units in Low Density Zones

1. In a low density zone, the garage must be set back five feet from the remaining portion of the front facade of a dwelling unit, if:
 - a. The garage door is located on the front facade of the dwelling unit; and
 - b. The lot is at least 50 feet wide at the front setback line; and
 - c. The garage width exceeds 50 percent of the combined dimensions of the front facades of the dwelling unit and the garage.
2. In measuring the garage setback, the front facade of the dwelling unit shall include covered entry porches that extend across 100 percent of the remaining front facade, but shall not include other elements that are allowed to extend into the required front yard, pursuant to KZC 115.115.
3. *This section is not effective within the disapproval jurisdiction of the Houghton Community Council.*

115.45 Garbage and Recycling Receptacles and Dumpsters – Placement and Screening

1. Placement – All garbage and recycling receptacles and dumpsters, including underground facilities, must comply with either of the following:
 - a. Setback a minimum of five feet from side property lines, 10 feet from rear property lines and 10 feet from front property lines, or
 - b. Comply with the setbacks established for the use with which they are associated.

CALCULATING FLOOR AREA FOR BASEMENTS (DETACHED DWELLING UNITS IN LOW DENSITY ZONES)

