



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

Date: May 12, 2014
To: Houghton Community Council
From: Jeremy McMahan, Planning Supervisor
Subject: **Final Adoption**, Land Use Regulations for Properties Adjoining the Cross Kirkland and Eastside Rail Corridors, File No. CAM14-00269

RECOMMENDATION

Approve Ordinance O-4442 adopted by the Kirkland City Council on May 6, 2014 by adopting the attached Resolution R 2014-3.

BACKGROUND DISCUSSION

The proposed changes that fall within the jurisdiction of the Houghton Community Council (HCC) were reviewed by the HCC at their April 28th public hearing. The HCC recommended City Council adoption of the proposed amendments with two minor changes:

- KZC Section 115.24.3, 1st paragraph (Design Standards): *The Planning Official or Design Review Board may modify ~~waive~~ compliance with a particular regulation if the applicant demonstrates that it is not feasible given the existing development and scope of the project.*
- KZC Section 115.24.3.a.iii (Pedestrian Connection to Corridor): *The Planning Official may modify ~~waive~~ the connection requirement where grade or other natural features preclude reasonable access to the Corridor.*

The City Council concurred with the recommended changes, which are reflected in the adopting ordinance.

Attachments:

1. Ordinance 4442

Enclosure:

Houghton Resolution R 2014-3

ORDINANCE O-4442

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING AND LAND USE AND AMENDING THE KIRKLAND ZONING CODE WITH RESPECT TO ALLOWED USES AND DEVELOPMENT STANDARDS FOR PROPERTIES ADJOINING THE CROSS KIRKLAND AND EASTSIDE RAIL CORRIDORS INCLUDING AMENDMENTS TO THE FOLLOWING ZONING CODE CHAPTERS: 20, 25, 45, 48, 55, 56, 60, 90, 105, AND 115; AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM14-00269.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend the text of the Kirkland Zoning Code, as set forth in the report and recommendation of the Planning Commission dated April 18, 2014, and bearing Kirkland Department of Planning and Community Development File No.; CAM14-00269 and

WHEREAS, prior to making the recommendation, the Kirkland Planning Commission, following notice as required by RCW 36.70A.035, on April 10, 2014, held a public hearing on the amendment proposals and considered the comments received at the hearing; and

WHEREAS, the Houghton Community Council, following notice thereof as required by RCW 36.70A.035, on April 28, 2014, held a courtesy hearing, on the amendment proposals and considered the comments received at the hearing; and

WHEREAS, on March 14, 2014, draft regulations were forwarded to the Washington State Department of Commerce for review, as required by RCW 36.70A.106; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a final SEPA Determination of Nonsignificance issued by the responsible official pursuant to WAC 197-11-340; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission.

NOW THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Zoning text amended: The following specified sections of the text of the Kirkland Zoning Code are amended as set forth in Exhibit A attached to this Ordinance and incorporated by reference.

O-4442

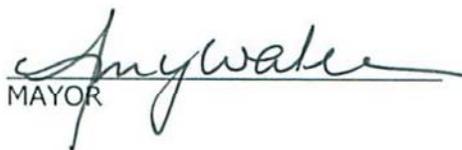
Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. To the extent the subject matter of this ordinance is subject to the disapproval jurisdiction of the Houghton Community Council, this ordinance shall become effective within the Houghton Community Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 4. This Ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication pursuant to Kirkland Municipal Code 1.08.017, in the summary form attached to the original of this Ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this 6th day of May, 2014.

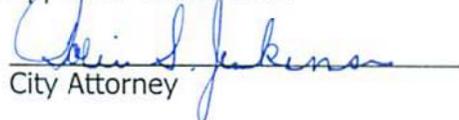
Signed in authentication thereof this 6th day of May, 2014.


MAYOR

Attest:


City Clerk

Approved as to Form:


City Attorney

Publication Date: May 12, 2014

**Kirkland Zoning Code Amendments
Cross Kirkland/Eastside Rail Corridor
File No. CAM14-00269**

How to read this document:

- New text is underlined
- Existing text to be deleted is covered by a ~~strike-through~~

New General Regulations

Zones	Zoning Code Sections	New General Regulation
RM, PR, BC, LIT, TL 4A & 4C, TL 5, TL 7, TL 9A, TL 10B, TL 10D, TL 10E, YBD 2, PLA 5D, PLA 5E, PLA 6G, PLA 9, PLA 15B	20.08, 25.08, 45.08, 48.10, 55.31, 55.37, 55.49, 55.60, 55.73, 55.85, 55.91, 56.18, 60.45, 60.50, 60.85, 60.130, 60.175	X. <u>Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24</u>

New Section KZC 115.24: Cross Kirkland Corridor/Eastside Rail Corridor – Supplemental Development Standards for Adjoining Properties

1. General – The following regulations shall apply to all properties adjoining the Cross Kirkland Corridor/Eastside Rail Corridor (the Corridor), except those properties located in low density residential zones.
2. Required Yards
 - a. The minimum required yard is ten (10) feet as measured from the common property line with the Corridor. All outdoor use, activity or storage areas located adjacent to the Corridor shall comply with the minimum ten foot required yard. Parking areas are subject to the requirements of Section 115.115.
 - b. Exception – The Planning Official may allow the required yard to be reduced to 0 feet for one story of retail or restaurant uses where:
 - i. The façade facing the Corridor is oriented to serving Corridor users with pedestrian entrances, pedestrian and bicycle access between the Corridor and entrance, and similar design features, and
 - ii. The façade facing the Corridor contains transparent windows and/or doors occupying at least 50 percent of the façade.
3. Design Standards – Development on properties adjoining the Corridor shall comply with the following design standards. Compliance with these standards shall be administered by the Planning Official in conjunction with review of an applicable development permit unless the proposal is subject to Design Board review, in which case the Design Review Board shall review the proposal for compliance. Applications involving additions or modifications to existing buildings shall comply with these standards to the extent feasible depending on the scope of the project. The Planning Official or Design Review Board may modify compliance with a particular regulation if the applicant demonstrates that it is not feasible given the existing development and scope of the project.
 - a. Site Design: Development adjoining the Corridor shall be designed to complement the public nature of the Corridor through the following site design and pedestrian

improvements, provided that subsections i, iii, and iv shall not apply to A Retail Establishment Providing Vehicle or Boat Sales:

- i. Landscape islands required pursuant to KZC 95.44 (Internal Parking Lot Landscaping Requirements) shall be provided such that there are no more than eight contiguous parking stalls along the corridor.
 - ii. In addition to providing the screening and buffering functions required by the KZC, landscape design shall integrate with and complement corridor functions.
 - iii. A pedestrian entrance facing the Corridor shall be provided with a pedestrian walkway connecting from the entrance to the Corridor. The walkway shall be installed pursuant to the standards of KZC 105.18.2.a., except any stairs shall be equipped with a bicycle runnel. The Planning Official may modify the connection requirement where grade or other natural features preclude reasonable access to the Corridor.
 - iv. Bicycle parking as required by KZC Section 105.32 shall be provided at a ratio of one (1) bicycle space for each six (6) required motor vehicle parking spaces and shall be accessible by bicycle to the Corridor.
- b. Building Design: Building design adjoining the Corridor shall acknowledge the high visibility from this active public space through the following building design standards:
- i. All buildings shall be designed so that facades visible from the Corridor comply with the provisions of KZC 92.15.3 (Blank Wall Treatment).
 - ii. All building shall be designed so that parking garages visible from the Corridor comply with the provisions of KZC 92.15.4.a and b (Parking Garages).
 - iii. Building facades visible from the Corridor shall incorporate similar building materials and window treatment as other facades of the building.
 - iv. Building facades facing the Corridor shall not exceed 120 feet without vertical definition. Vertical definition may be in the form of changes in color and materials, modulations of sufficient width and depth to define the vertical element, or some combination of these techniques. This vertical element should carry through all floors of the building.

105.19 Public Pedestrian Walkways

1. **Public Pedestrian Walkways – Location** – In addition to the pedestrian walkways required in KZC 105.18, the City may require the applicant to install pedestrian walkways for use by the general public on the subject property and dedicate public pedestrian access rights in any of the following circumstances where the walkway is reasonably necessary as a result of the development activity:
 - a. A pedestrian connection is indicated as appropriate in the Comprehensive Plan or Nonmotorized Transportation Plan; or designated elsewhere in this code; or
 - b. A walkway is reasonably necessary to provide efficient pedestrian access to a designated activity center of the City or to transit; or
 - c. A through-block pedestrian pathway where specifically required in Design Districts; or
 - d. A through-block pedestrian pathway if blocks are unusually long; or
 - e. Pedestrian access is necessary to connect between:
 - i. Existing or planned dead-end streets; or
 - ii. Through streets; or
 - iii. An existing street and the Cross Kirkland Corridor or Eastside Rail Corridor; or
 - iv. Other public pedestrian access walkways.

KZC 90 – Drainage Basins

90.20 General Exceptions

The following activities or conditions shall be exempt from this chapter:

1. Activities involving artificially created wetlands or streams intentionally created from non-wetland sites, including but not limited to grass-lined swales, irrigation and drainage ditches, retention and/or detention facilities, farm ponds, and landscape features, except activities involving wetlands or streams that are created as mitigation for impacts to regulated sensitive areas, or that support state or federally listed threatened or endangered species.
2. Legally filled wetlands, or wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway.
3. Activities affecting Type 3 wetlands that are 1,000 square feet or less in any of the primary basins, or affecting Type 3 wetlands that are 2,500 square feet or less in any of the secondary basins.
4. All utility work in improved City rights-of-way; and all normal and routine maintenance, operation and reconstruction of existing roads, streets, and associated rights-of-way and structures; and construction of sewer or water lines that connect to existing lines in a sensitive area or buffer where no feasible alternative location exists based on an analysis of technology and system efficiency; and minor replacement or modification of existing facilities by a public utility in an improved utility corridor. ~~provided, in each case, that~~ (1) such activities ~~will~~ shall not increase the impervious area (excluding utility poles) or reduce flood storage capacity, and (2) the construction drawings shall specify that all affected sensitive areas and buffers will be expeditiously restored to their pre-project condition or better. For purposes of this subsection only, "improved City rights-of-way" shall include the Cross Kirkland Corridor, Eastside Rail Corridor, and those rights-of-way that have improvements only underground, as well as those with surface improvements.
5. Construction of public nonmotorized trails within the Cross Kirkland Corridor and Eastside Rail Corridor; provided, that (1) the trail is located in a manner that, to the extent feasible, avoids and minimizes impacts to sensitive areas and buffers such as placement on previously disturbed areas, (2) the trail project includes on-site or off-site mitigation of new impacts to affected sensitive areas and buffers, and (3) pervious or other low-impact materials are used where practical.
56. Normal and routine maintenance or repair of structures; provided, that such activities do not increase the previously approved structure footprint within a sensitive area or its buffer. Increases in structure footprint outside of such areas shall be allowed, even if all or a portion of the previously approved footprint is within such areas.
67. Site investigative work and studies necessary for preparing and processing land use applications, including, but not limited to hand-dug holes for soils tests, water quality sampling, wildlife studies, and wetland and stream investigations; provided, that any disturbance of the sensitive area or its buffer shall be the minimum necessary to carry out the work or studies. Use of any mechanized equipment requires prior approval of the Planning Official. Areas disturbed by these activities shall be expeditiously stabilized and replanted, as approved by the Planning Official, to restore them to their previous condition.
78. Educational activities, scientific research, and passive outdoor recreational activities such as bird watching.
89. Emergency activities necessary to prevent an immediate threat to public health, safety, or welfare.

Section 45.10

Zone
BC, BC 1,
BC 2

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 45.10	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						
.010	Vehicle Service Station	Process I, Chapter 145 KZC.	22,500 sq. ft.	40'	15' on each side	15'	80%	See Gen. Regs. 8 and 9.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. 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. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.	None	None	BC: 20'	0'	0'						1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Vehicle and boat rental are allowed as part of this use.
.030	Restaurant or Tavern			BC 1 and BC 2: 10'	See Gen. Regs. 7 and 8.	See Gen. Regs. 7 and 8.			B		1 per each 100 sq. ft. of gross floor area.	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. c. Landscape Category A shall apply.
.050	A Retail Establishment providing storage services. See also Spec. Regs. 1 and 2.								A		See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted in BC 1 and BC 2 zones.

or if any portion of the property is located within 150' of the Cross Kirkland Corridor

Exhibit A
O-4442

Section 48.15

Zone
LIT

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS															
Section 48.15	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	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	None	20'	0'	0'	90%	If adjoining a low density zone other than RSX, then 25' above average building elevation (does not apply to institutional uses in low density zones). Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. May include, as part of this use, accessory retail sales, office or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 			
.015	Breweries, Wineries, and Distilleries										1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area				
.020	A Retail Establishment Providing Storage Services										See Spec. Regs 1 & 2		E	See KZC 105.25.	1. May include accessory living facilities for resident security manager.
.030	Warehouse Storage Service										C		1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.	
.040	Wholesale Trade														
.050	Industrial Laundry Facility														
.060	Wholesale Printing or Publishing					2. This use not permitted if any portion of the subject property is located within 150' of the Cross Kirkland Corridor									

.015 Special Regulation:
 1. May include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (50 percent if the property is located within 150' of the Cross Kirkland Corridor).

(Revised 9/13)

Kirkland Zoning Code
150.2

Exhibit A
O-4442

Section 55.33

Zone
TL 4A, 4B,
4C

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS														
Section 55.33	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								
.010	Vehicle Service Station	D.R., Chapter 142 KZC	22,500 sq. ft.	40'	15' on each side	15'	80%	30' average building elevation.	A	E	See KZC 105.25. 1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. 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. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.			
.020	A Retail Establishment providing storage services. See also Spec. Reg. 1 & 2	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation.	A	E	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150' of the Cross Kirkland Corridor			
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.		None	10'	0'	0'		80%			65' above average building elevation.	A	E	1. Outdoor vehicle or boat parking or storage areas 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. 2. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.040	Restaurant or Tavern													None
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	None	10'	0'	0'	80%	65' above average building elevation.	A	E	1 per each 300 sq. ft. of gross floor area. 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.				

c. Access for drive-through facilities shall not be located between the building and the Cross Kirkland Corridor

(Revised 9/13)

Kirkland Zoning Code
326.24

Exhibit A
O-4442

Section 55.39

Zone
TL 5

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS																		
Section 55.39	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												
.020	Vehicle Service Station	D.R., Chapter 142 KZC.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection.						
				See Spec. Reg. 2.														2. Gas pump islands may extend 20 feet into the front yard. 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. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 1.		None	10'	0'	0'												1. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
																		2. Outdoor vehicle or boat parking or storage areas 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.
.040	Restaurant or Tavern								C		1 per each 100 sq. ft. of gross floor area.	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.						
.050	A Retail Establishment providing storage services. See also Spec. Reg. 1 & 2										See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150' of the Cross Kirkland Corridor						

O-4442
Exhibit A

Section 55.51

Zone
TL 7

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.51	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 3.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	45' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<p>(50% for properties located within 150' of the Cross Kirkland or Eastside Rail Corridor)</p> <p>1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, office or service utilizing not more than 35 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.</p>
.015	Breweries, Wineries, and Distilleries									1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area		
.020	Warehouse Storage Service											
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											
.060	A Retail Establishment providing storage services. See Spec. Reg. 1. & 2								E	See KZC 105.25.	<p>1. May include accessory living facilities for resident security manager.</p> <p>2. This use not permitted if any portion of the subject property is located within 150' of the Cross Kirkland or Eastside Rail Corridor</p>	

.015 Special Regulation:
 1. May include tasting rooms, accessory retail sales, or office utilizing not more than 35 percent of the gross floor area (no limit on properties in this zone where a restaurant use is allowed).

(Revised 8/12)

Kirkland Zoning Code
328.16

Exhibit A
O-4442

Section 55.51

Zone
TL 7

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS														
Section 55.51	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								
.110	Office Use	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	80%	45' above average building elevation.	C See also Spec. Reg. 1(a).		If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.		
.120	Any Retail Establishment other than those specifically listed in this zone, selling goods or providing services including banking and related services (See Spec. Reg. 1).								B	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. No drive-through or drive-in facilities are permitted.		
				<div style="border: 1px solid black; padding: 5px;"> 1. This use is only permitted on properties: a. North of NE 124th Street and south of the Cross Kirkland Corridor/Eastside Rail Corridor. b. Within 150' of the Cross Kirkland or Eastside Rail Corridor. </div>										
.130	Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. No drive-through or drive-in facilities are permitted.		
.140	Entertainment, Cultural and/or Recreational Facility													
.150	Hotel or Motel										1 per each room. See Spec. Reg. 2.	1. May include meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.		
.160	A Retail Establishment providing printing, publishing, or duplicating services										1 per each 300 sq. ft. of gross floor area.	1. Gross floor area for this use may not exceed 3,000 sq. ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone.		

EXHIBIT A
O-4442

(Revised 11/12)

Section 55.61

Zone
TL 9A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.61	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						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	None	None	10'	0'	0'	90%	45' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<p>(50% for properties located within 150' of the Cross Kirkland/Eastside Rail Corridors)</p> <p>1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include as part of this use, accessory retail sales, office or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.</p>
.015	Breweries, Wineries, and Distilleries									E	1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area	
.020	A Retail Establishment Providing Storage Services See Spec. Regs. 1 & 2									E	See KZC 105.25.	
.030	Warehouse Storage Service									C	1 per each 1,000 sq. ft. of gross floor area.	
.040	Wholesale Trade											
.050	Industrial Laundry Facility											
.060	Wholesale Printing or Publishing											

.015 Special Regulation:
 1. May include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150' of the Cross Kirkland Corridor).

(Revised 8/12)

Kirkland Zoning Code
328.28

Exhibit A
O-4442

Section 55.61

Zone
TL 9A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.61	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						
.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	None	None	10'	0'	0'	80%	45' above average building elevation.	B	E	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscape Category A.
.080	A Retail Establishment Providing Banking and Related Financial Services							Same as primary use.			1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.
.090	High Technology							45' above average building elevation.	A	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.
.095	Restaurant or Tavern (see Spec. Regs 1&2)	None	None	10'	0'	0'	80%	45' above average building elevation	C	E	1 per each 100 s.f. of gross floor area	1. This use is only permitted on properties within 150' of the Cross Kirkland/Eastside Rail Corridors. 2. No drive-through or drive-in facilities are permitted

(Revised 8/12)

Section 55.75

Zone
TL 10B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.75	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	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)									
				Front	Side	Rear							
.020	Manufacturing See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	20'	0'	0'	70%	35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. May include as part of this use accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 	
.030	Warehouse Storage Services												
.025	Breweries, Wineries, and Distilleries												1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area

(50% for manufacturing uses on properties located within 150' of the Cross Kirkland Corridor)

7. Breweries, Wineries, and Distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150' of the Cross Kirkland Corridor.

(Revised 8/12)

Exhibit A
O-4442

Section 55.75

Zone
TL 10B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.75	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						
.040	Wholesale Trade	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	20'	0'	0'	70%	35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. May include as part of this use, accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. Refer to KZC 115.105 for provisions regarding outdoor use activity and storage.
.050	Industrial Laundry Facility											
.060	Wholesale Printing or Publishing											
.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control											
.080	Office Use							55' above average building elevation.	C	D	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.	<ol style="list-style-type: none"> The following regulations apply only to veterinary offices: <ol style="list-style-type: none"> Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 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.
.085	Restaurant or Tavern (see Spec. Regs 1&2)	D.R., Chapter 142 KZC. See Gen. Reg. 5	None	20'	0'	0'	70%	55' above average building elevation	C	E	1 per each 100 s.f. of gross floor area	<ol style="list-style-type: none"> This use is only permitted on properties within 150' of the Cross Kirkland Corridors. No drive-through or drive-in facilities are permitted

Exhibit A
O-4442

Section 55.75

Zone
TL 10B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.75	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure	
				Front	Side	Rear							
.110	Church	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	70%	55' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 2.	<ol style="list-style-type: none"> May include accessory living facilities for staff persons. No parking is required for day-care or school ancillary to the use. 	
.120	A Retail Establishment providing storage services See Spec. Reg. 3.	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review proposals.	None	10'	0'	0'	70%	55' above average building elevation.	C	B	See KZC 105.25.	<ol style="list-style-type: none"> May include accessory living facilities for staff persons. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. → This use is only allowed east of the 118th Avenue NE right-of-way alignment and its future extension to NE 116th Street (see Plate 36). 	
.130	Public Utility												<ol style="list-style-type: none"> 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.
.140	Government Facility or Community Facility												
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review proposals.											
.160	School or Day-Care Center	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	70%	55' above average building elevation.	C	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. Hours of operation and maximum number of attendees at one time 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 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. Electrical signs shall not be permitted. May include accessory living facilities for staff persons. 	

3. This use is not permitted on properties:
a. West of the 118th Ave NE right-of-way alignment and its future extension to NE 116th St.
b. Within 150' of the Cross Kirkland Corridor/Eastside Rail Corridor.

Exhibit A
O-4442

(Revised 9/13)

Section 55.87

Zone
TL 10D

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.87	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						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<p>(50% for properties located within 150' of the Cross Kirkland Corridor)</p> <ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toiletry preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. May include, as part of this use, accessory retail sales, or service using not more than 20 percent of the gross floor area. The floor area of accessory office use is not limited. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.015	Breweries, Wineries, and Distilleries									1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area	<p>7. Breweries, Wineries, and Distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150' of the Cross Kirkland Corridor).</p>	

(Revised 8/12)

Kirkland Zoning Code
328.60

Exhibit A
O-4442

Section 55.87

Zone
TL 10D

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS															
Section 55.87	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									
.120	Public Utility	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 2.	B	See KZC 105.25.	1. If this use is located within the "Stand-Alone Housing Areas" (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 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.			
.130	Government Facility Community Facility			20'	Same as primary use.	B							E	1 per each 100 sq. ft. of gross floor area.	4. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.
.140	Restaurant or Tavern See Spec. Reg. 1.														
.150	Entertainment, Cultural and/or Recreational Facility	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.	20'	Same as primary use.	B	E	1 per each 100 sq. ft. of gross floor area.	4. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.							
.160	Public Park								Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.	20'	Same as primary use.	B	E	1 per each 100 sq. ft. of gross floor area.	4. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.

1. This use is only permitted as a primary use on properties located within 150' of the Cross Kirkland Corridor. On other properties, this use is only permitted if accessory to a permitted primary use where:
a. It will not exceed 20 percent of the gross floor area of the building;
b. It is not located in a separate structure from the primary use;
c. The use is integrated into the design of the building.
2. No vehicle drive-in or drive-through facilities are permitted.

Exhibit A
O-4442

Section 55.93

Zone
TL 10E

USE ZONE CHART

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

(50% for properties located within 150' of the Cross Kirkland Corridor)

Section 55.93	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						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. May include as part of this use, accessory retail sales, or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.015	Breweries, Wineries, and Distilleries									1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Breweries, Wineries, and Distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150' of the Cross Kirkland Corridor). 	

Section 55.93

Zone
TL 10E

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS															
Section 55.93	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									
.080	High Technology	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Where adjoining a low density zone, 50' above average building elevation. Otherwise, 80' above average building elevation.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. Any outdoor storage area must be buffered according to Landscape Category A. 			
.090	Public Utility	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Where adjoining a low density zone, 50' above average building elevation. Otherwise, 80' above average building elevation.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. Any outdoor storage area must be buffered according to Landscape Category A. 			
.100	Government Facility Community Facility												B	See KZC 105.25.	<ol style="list-style-type: none"> 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.
.110	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.														
.120	Restaurant or Tavern See Spec. Reg. 1.												B	1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20 percent of the gross floor area of the building; It is not located in a separate structure from the primary use; The use is integrated into the design of the building; and There is no vehicle drive-in or drive-through.

Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.

1. This use is only permitted as a primary use on properties located within 150' of the Cross Kirkland Corridor. On other properties, this use is only permitted if accessory to a permitted primary use where:
 a. It will not exceed 20 percent of the gross floor area of the building;
 b. It is not located in a separate structure from the primary use;
 c. The use is integrated into the design of the building;
 2. No vehicle drive-in or drive-through facilities are permitted.

(Revised 8/12)

Kirkland Zoning Code
328.68

Exhibit A
O-4442

Section 45.10

Zone
BC, BC 1,
BC 2

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 45.10	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						
.010	Vehicle Service Station	Process I, Chapter 145 KZC.	22,500 sq. ft.	40'	15' on each side	15'	80%	See Gen. Regs. 8 and 9.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. 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. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.	None	None	BC: 20'	0'	0'						1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Vehicle and boat rental are allowed as part of this use.
.030	Restaurant or Tavern			BC 1 and BC 2: 10'	See Gen. Regs. 7 and 8.	See Gen. Regs. 7 and 8.			B		1 per each 100 sq. ft. of gross floor area.	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. c. Landscape Category A shall apply.
.050	A Retail Establishment providing storage services. See also Spec. Regs. 1 and 2.								A		See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted in BC 1 and BC 2 zones.

Exhibit A
O-4442

Section 60.87

Zone
PLA6G

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.87	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						
.010	Manufacturing See Spec. Reg. 1.	None	None	20'	0'	0'	90%	If adjoining a low density zone other than RSX, then 25' above average building elevation (does not apply to institutional uses in low density zones). Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment, fabricated metal products; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. Outdoor storage and fabrication are not permitted. May include as part of this use accessory wholesale, office or retail trade utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. Use shall not create noise, glare, light, dust, fumes, and other adverse conditions which disrupt the residential character of the surrounding area. Site and building design shall be complementary with surrounding residential, through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. The Planning Director may allow incidental visitor parking to access from 7th Avenue South; provided, that the applicant can demonstrate that the visitor parking will not adversely affect the residential character of the neighborhood, the parking will not be used by delivery vehicles, and the design precludes expanded use of this parking.
.020	Warehouse Storage Service											
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing and Publishing											
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control											
.015	Breweries, Wineries, and Distilleries	None	None	20'	0'	0'	90%	If adjoining a low density zone other than RSX, then 25' above average building elevation (does not apply to institutional uses in low density zones). Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment, fabricated metal products; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. Outdoor storage and fabrication are not permitted. May include as part of this use accessory wholesale, office or retail trade utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. Use shall not create noise, glare, light, dust, fumes, and other adverse conditions which disrupt the residential character of the surrounding area. Site and building design shall be complementary with surrounding residential, through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. The Planning Director may allow incidental visitor parking to access from 7th Avenue South; provided, that the applicant can demonstrate that the visitor parking will not adversely affect the residential character of the neighborhood, the parking will not be used by delivery vehicles, and the design precludes expanded use of this parking.

8. Breweries, Wineries, and Distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (50 percent if the property is located within 150' of the Cross Kirkland Corridor).

Kirkland Zoning Code
432

Exhibit A
O-4442

Section 60.87

Zone
PLA6G

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.87	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						
.070	Retail Establishment Providing Storage Services. See also Spec. Reg. 1. & 4	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation (does not apply to institutional uses in low density zones). Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> 1. May include accessory living facilities for resident security manager. 2. Site and building design shall be complementary with surrounding residential, through use of design elements such as roof forms, building modulation, set-backs, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. 3. The Planning Director may allow incidental visitor parking to access from 7th Avenue South; provided, that the applicant can demonstrate that the visitor parking will not adversely affect the residential character of the neighborhood, the parking will not be used by delivery vehicles, and the design precludes expanded use of this parking.
.080	High Technology									D	<p>If manufacturing then 1 per each 1,000 sq. ft. of gross floor area.</p> <p>If office then 1 per 300 sq. ft. of gross floor area.</p> <p>Otherwise, See KZC 105.25.</p>	<ol style="list-style-type: none"> 1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 3. Refer to KZC 105.115 for provisions regarding outside use, activity and storage. 4. The Planning Director may allow incidental visitor parking to access from 7th Avenue South; provided, that the applicant can demonstrate that the visitor parking will not adversely affect the residential character of the neighborhood, the parking will not be used by delivery vehicles, and the design precludes expanded use of this parking. 5. Use shall not create noise, glare, light, dust, fumes, and other adverse conditions which disrupt the residential character of the surrounding area. 6. Site and building design shall be complementary with surrounding residential, through use of design elements such as roof forms, building modulation, set-backs, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area.

4. This use not permitted if any portion of the subject property is located within 150' of the Cross Kirkland Corridor

(Revised 8/12)

PUBLICATION SUMMARY
OF ORDINANCE O-4442

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING AND LAND USE AND AMENDING THE KIRKLAND ZONING CODE WITH RESPECT TO ALLOWED USES AND DEVELOPMENT STANDARDS FOR PROPERTIES ADJOINING THE CROSS KIRKLAND AND EASTSIDE RAIL CORRIDORS INCLUDING AMENDMENTS TO THE FOLLOWING ZONING CODE CHAPTERS: 20, 25, 45, 48, 55, 56, 60, 90, 105, AND 115; AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM14-00269.

SECTION 1. Amends certain text of the Kirkland Zoning Code.

SECTION 2. Provides a severability clause for the Ordinance.

SECTION 3. Establishes that this ordinance, to the extent it is subject to disapproval jurisdiction, will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

SECTION 4. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 6th day of May, 2014.

I certify that the foregoing is a summary of Ordinance O-4442 approved by the Kirkland City Council for summary publication.



City Clerk

RESOLUTION 2014-3.

A RESOLUTION OF THE HOUGHTON COMMUNITY COUNCIL APPROVING ORDINANCE NO. O-4442 ADOPTED BY THE KIRKLAND CITY COUNCIL ON MAY 6, 2014, ADOPTING AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ALLOWED USES AND DEVELOPMENT STANDARDS FOR PROPERTIES ADJOINING THE CROSS KIRKLAND AND EASTSIDE RAIL CORRIDORS INCLUDING AMENDMENTS TO THE FOLLOWING CHAPTERS: 20, 25, 45, 48, 55, 56, 60, 90, 105, AND 115; (CASE NO. CAM14-00269).

WHEREAS, the Houghton Community Council has received from the Kirkland City Council Ordinance No. O-4442, adopting land use regulations applicable to the Cross Kirkland Corridor and the Eastside Rail Corridor and adjoining properties within the City of Kirkland.

WHEREAS, the subject matter of this ordinance, pursuant to Ordinance 2001, that is subject to the disapproval jurisdiction of the Houghton Community Council shall become effective within the Houghton Community Municipal Corporation only upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance; and

WHEREAS, the pertinent subject matter of this ordinance was reviewed and discussed by the Houghton Community Council at their public hearing on April 28, 2014; and

WHEREAS, the pertinent subject matter of this ordinance will serve the interests and promote the health, safety, and welfare of the Houghton Community Municipal Corporation;

NOW, THEREFORE, be it resolved that Ordinance O-4442 is hereby approved and shall be effective within the Houghton Community Municipal Corporation.

PASSED by majority vote of the Houghton Community Council in regular, open meeting this 22st day of May, 2014.

SIGNED IN AUTHENTICATION thereof this ____ day of _____, 2014.

Chair, Houghton Community Council

City Clerk