



## **CITY OF KIRKLAND**

Planning & Building Department  
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### **MEMORANDUM**

**To:** Houghton Community Council

**From:** Jon Regala, Planning Supervisor  
Jeremy McMahan, Planning Manager  
Eric Shields, AICP, Planning Director

**Date:** August 19, 2015

**File No.:** CAM13-02032

**Subject:** FINAL ACTION ON AMENDMENTS TO MULTI-FAMILY PARKING PROJECT

### **RECOMMENDATION**

The Houghton Community Council (HCC) has three options for final action on the Amendments to Multi-Family Parking project. They are:

1. Approve the enclosed Houghton Resolution No. 2015-3 which adopts Ordinance O-4487 as approved by the City Council on July 21, 2015. Approval of the resolution would make the ordinance effective within Houghton's jurisdiction; or
2. Disapprove the amendments by a majority of the Community Council approving a resolution to disapprove; or
3. Fail to disapprove the ordinance within 60 days after City Council approval. This would have the effect of approving the amendments.

### **CITY COUNCIL ACTION**

The City Council discussed this project on several occasions earlier this year. Staff provided the City Council background information, at their January 20, 2015 meeting, on how the City currently regulates multi-family parking. At the February 3, 2015 and July 7, 2015 Council study sessions, the City Council reviewed and discussed the recommended changes to the City's multi-family parking requirements. The Planning Commission and Houghton Community Council's recommendations regarding the parking amendments were included as part of City Council's packet. In addition, the February 3<sup>rd</sup> study session focused primarily on the data and methodology used in arriving at the recommended changes while the July 7<sup>th</sup> study session focused on policy questions regarding the proposed changes. At the July 21, 2015 meeting, the City Council adopted Ordinance O-4487 which amended the City's multi-family parking requirements (see Attachment 1).

### **BACKGROUND INFORMATION**

Following the public hearing (August 28, 2014), the HCC deliberated at their September 22, 2014 meeting and agreed on recommendations to be forwarded to the Planning Commission (see Attachment 2). The following chart summarizes the recommendations made by the HCC and Planning Commission and compares them with the changes adopted by the City Council. The

City Council adopted changes to the guest and shared parking requirements that were not previously reviewed the HCC and Planning Commission.

<b>PROPOSED AMENDMENT</b>	<b>HCC RECOMMENDATION</b>	<b>PC RECOMMENDATION</b>	<b>CITY COUNCIL ADOPTION</b>
<b>General Parking Requirement</b>			
1.2 stalls/studio 1.3 stalls/1-bedroom 1.6 stalls/2-bedroom 1.8 stalls/3+bedroom	Same as proposed except increase 2-bedroom requirement to 1.8 stalls/2-bedroom unit	Same as proposed	Same as proposed
<b>Guest Parking</b>			
In addition to base parking requirement, require 10% of base requirement be provided for guest parking	Increase to 15%	Same as proposed	Same as proposed
Exclude units from guest parking calculation if they can provide required parking in garage and adequately sized driveway	Same as proposed	Same as proposed	Same as proposed
N/A	N/A	N/A	No guest parking required if result is a fraction of less than one stall and on-street parking is available within 600 feet of the subject property
<b>Parking Modifications</b>			
Increase final parking demand rate by 15% and also require visitor parking	Same as proposed	Same as proposed	Same as proposed
<b>Parking Reduction in CBD when close to Frequent Transit</b>			
Reduce parking requirement by 15% if within ½ mile of the Downtown Kirkland Transit Center with an approved parking covenant	Do not adopt	Same as proposed	Do not adopt
<b>Shared Parking</b>			
N/A	N/A	N/A	Various changes to KZC 105.45 that clarify requirements required for shared parking

### **FOLLOW-UP ORDINANCE**

Following the passage of Ordinance O-4487 at the July 21, 2015 Council meeting, it was discovered that the updated parking requirement, which was to be applied to multi-family development citywide, was not applied to several use listings. Staff's initial application of the new parking requirement was focused only on the multi-family use listing described as "Detached, Attached, or Stacked Dwelling Units." Upon further review of the use zone charts, there are other multi-family use listings with a slightly different description such as "Development Containing Stacked or Attached Dwelling Units and Office Uses" that should have been included in O-4487. The purpose of the new ordinance, which will be considered by the City Council at their September 1, 2015 meeting, is to accurately reflect the actions taken by the City Council. The ordinance corrects this omission in four zones: general 'Office Zones' development standards, Juanita Business District 1 (JBD1), Rose Hill Business District 4 (RH4), and Rose Hill Business District 7 (RH7). Because the ordinance affects 'Office Zones', of which several are located within Houghton's jurisdiction (e.g. PR zones), staff will return to a future HCC meeting for final action on the follow-up ordinance.

### **ATTACHMENTS**

1. Ordinance O-4487
2. HCC Recommendation
3. Houghton Resolution No. 2015-3



PUBLICATION SUMMARY  
OF ORDINANCE O-4487

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE RELATING TO MULTI-FAMILY PARKING REQUIREMENTS: 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56, AND 105, FILE NO. CAM13-02032

SECTION 1. Amends multi-family parking requirements in Chapters 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56, and 105 of the Kirkland Zoning Code.

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. 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 the 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 5 days after publication of summary.

SECTION 5. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

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 21st day of July, 2015.

I certify that the foregoing is a summary of Ordinance O-4487 approved by the Kirkland City Council for summary publication.

  
\_\_\_\_\_  
City Clerk

**ORDINANCE O-4487**

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE RELATING TO MULTI-FAMILY PARKING REQUIREMENTS: 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56, 105 AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM13-02032

1           WHEREAS, the City Council has received a recommendation  
2 from the Kirkland Planning Commission to amend certain sections of the  
3 Kirkland Zoning Code, as set forth in the report and recommendation of  
4 the Planning Commission dated December 8, 2014, and bearing Kirkland  
5 Department of Planning and Community Development File No. CAM130-  
6 02032; and  
7

8           WHEREAS, prior to making the recommendation, the Kirkland  
9 Planning Commission and Houghton Community Council, following  
10 notice as required by RCW 36.70A.035, on August 28, 2014, held a joint  
11 public hearing on the amendment proposals and considered the  
12 comments received at the hearing; and  
13

14           WHEREAS, pursuant to the State Environmental Policy Act  
15 (SEPA), there has accompanied the legislative proposal and  
16 recommendation through the entire consideration process, a  
17 determination of nonsignificance, including supporting environmental  
18 documents, issued by the responsible official pursuant to WAC 197-11-  
19 340; and  
20

21           WHEREAS, in regular public meeting the City Council considered  
22 the environmental documents received from the responsible official,  
23 together with the report and recommendation of the Planning  
24 Commission; and  
25

26           NOW, THEREFORE, BE IT ORDAINED by the City Council of the  
27 City of Kirkland as follows:  
28

29           Section 1. Chapters 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56,  
30 and 105 of the Kirkland Zoning Code are amended as set forth in  
31 Attachment A attached to this ordinance and incorporated by reference.  
32

33           Section 2. If any section, subsection, sentence, clause, phrase,  
34 part or portion of this ordinance, including those parts adopted by  
35 reference, is for any reason held to be invalid or unconstitutional by any  
36 court of competent jurisdiction, such decision shall not affect the validity  
37 of the remaining portions of this ordinance.  
38

39           Section 3. To the extent the subject matter of this ordinance is  
40 subject to the disapproval jurisdiction of the Houghton Community  
41 Council, this ordinance shall become effective within the Houghton  
42 Community Municipal Corporation only upon approval of the Houghton  
43 Community Council or the failure of said Community Council to

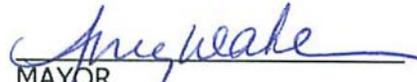
44 disapprove this ordinance within 60 days of the date of the passage of  
45 this ordinance.  
46

47 Section 4. Except as provided in Section 3, this ordinance shall  
48 be in full force and effect five days from and after its passage by the  
49 Kirkland City Council and publication, pursuant to Section 1.08.017  
50 Kirkland Municipal Code, in the summary form attached to the original  
51 of this ordinance and by this reference approved by the City Council, as  
52 required by law.  
53

54 Section 5. A complete copy of this ordinance shall be certified  
55 by the City Clerk, who shall then forward the certified copy to the King  
56 County Department of Assessments.  
57

58 Passed by majority vote of the Kirkland City Council in open  
59 meeting this 21st day of July, 2015.  
60

61 Signed in authentication thereof this 21st day of July, 2015.

  
MAYOR

Attest:

  
City Clerk

Approved as to Form:

Publication Date: July 27, 2015

  
City Attorney

## CHANGES TO CHAPTER 20 – MEDIUM DENSITY RESIDENTIAL ZONES

Development Standards Table – Medium Density Residential Zones  
 (RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, PLA 6H, PLA 6K; PLA 7C;  
 PLA 9; PLA 15B; PLA 17)

(Refer to KZC [20.20](#), Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC [20.30](#), Density/Dimensions Table)

Use		Landscape Category (Chapter <a href="#">95</a> KZC)	Sign Category (Chapter <a href="#">100</a> KZC)	Required Parking Spaces (Chapter <a href="#">105</a> KZC)
20.40.060	Detached, Attached or Stacked Dwelling Units	D <b>RM, RMA:</b> D <sup>9.11</sup> <b>PLA 6F, PLA 6K, PLA 7C:</b> D <sup>12</sup> <b>PLA 6H:</b> D <sup>12, 13</sup> <b>PLA 9:</b> E <b>PLA 17:</b> D <sup>10</sup>	A	<del>1.7 per unit.</del> <del>1.2 per studio unit</del> <del>1.3 per 1 bedroom unit</del> <del>1.6 per 2 bedroom unit</del> <del>1.8 per 3 or more bedroom unit</del>  <del>See KZC 105.20 for visitor parking requirements</del>  <del>For PLA17, see Development Standards Special Regulation 3</del>  <del>WD I, WD III, PLA 3B: 2.0 per unit.</del> <del>PLA9: Attached dwelling units, 1.7 per unit. Detached dwelling units, 2.0 per unit.</del> <del>PLA 17: 1.7 per unit.<sup>a</sup></del>

## CHANGES TO CHAPTER 25 – HIGH DENSITY RESIDENTIAL ZONES

**Development Standards Table – High Density Residential Zones**  
 (RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)

(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.30, Density/Dimensions Table)

Use		Landscape Category (Chapter <a href="#">95</a> KZC)	Sign Category (Chapter <a href="#">100</a> KZC)	Required Parking Spaces (Chapter <a href="#">105</a> KZC)
25.40.050	Detached, Attached, or Stacked Dwelling Units	D  RM, RMA: D <sup>5, 6</sup>  PLA 7A, 7B: D <sup>5</sup>	A	<del>4.7 per unit.</del> <a href="#">1.2 per studio unit</a> <a href="#">1.3 per 1 bedroom unit</a> <a href="#">1.6 per 2 bedroom unit</a> <a href="#">1.8 per 3 or more bedroom unit</a>  <a href="#">See KZC 105.20 for visitor parking requirements</a>

## CHANGES TO CHAPTER 30 – OFFICE ZONES

### Development Standards Table – Office Zones

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PRA 2.4; PR 1.8; PRA 1.8; PLA 5B, PLA 5C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
30.40.060	Detached, Attached or Stacked Dwelling Units	D  PLA 17A: D <sup>1</sup>	A	<del>1.7 per unit.</del> <del>1.2 per studio unit</del> <del>1.3 per 1 bedroom unit</del> <del>1.6 per 2 bedroom unit</del> <del>1.8 per 3 or more bedroom unit</del>  <del>See KZC 105.20 for visitor parking requirements</del>  <del>For PLA17A, see Development Standards Special Regulation 2</del>  <del>PLA 15A: 2.0 per unit.</del> <del>PLA 17A: 1.7 per unit.<sup>2</sup></del>

## CHANGES TO CHAPTER 35 – COMMERCIAL ZONES

Development Standards Table – [Commercial Zones](#) (BN, BNA, BC, BC 1, BC 2, BCX)

(Refer to KZC [35.20](#), Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC [35.30](#), Density/Dimensions Table)

Use		Landscape Category (Chapter <a href="#">95</a> KZC)	Sign Category (Chapter <a href="#">100</a> KZC)	Required Parking Spaces (Chapter <a href="#">105</a> KZC)
35.40.020	Attached or <u>Stacked Dwelling Units</u>	1	A	<p>1.7 per unit            1.2 per studio unit            1.3 per 1 bedroom unit            1.6 per 2 bedroom unit            1.8 per 3 or more bedroom unit</p> <p>See KZC 105.20 for visitor parking requirements</p>

## CHANGES TO 50.60

### 50.60 Special Parking Provisions in the CBD 1A, 1B, 2, and 8 Zones

#### 1. General

The provisions of this section govern parking for uses in the CBD 1A, 1B, 2, and 8 Zones. To the extent that these provisions conflict with the provisions of Chapter 105 KZC, the provisions of this section prevail. Where no conflict exists, the provisions of Chapter 105 KZC apply to parking for uses in the CBD 1A, 1B, 2, and 8 Zones.

#### 2. To the extent that subsections (3) and (4) of this section require that uses in the CBD 1A, 1B, 2, and 8 Zones provide parking, the following establishes the number of spaces required:

- a. Residential uses must provide a minimum of 1.2 stalls per studio unit, 1.3 stalls per 1 bedroom unit, 1.6 stalls per 2 bedroom unit, and 1.8 stalls per 3 or more bedroom unit. one (1) parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two (2) guest parking stalls provided per development. One (1) parking space is required for each assisted living unit. See KZC 105.20 for visitor parking requirements.
- b. Restaurants and taverns must provide one (1) parking space for each 125 square feet of gross floor area, except as provided in subsection (3)(a) of this section.
- c. All other uses must provide one (1) parking space for each 350 square feet of gross floor area.

#### 3. Certain Floor Area Exempt from Parking Requirements

The following paragraphs establish several situations under which properties within the CBD 1A, 1B, 2, and 8 Zones are exempt in whole or in part from providing parking spaces...

**CHANGES TO MULTI-FAMILY PARKING REQUIREMENTS  
USE ZONE CHARTS – BUSINESS DISTRICTS  
KZC CHAPTERS 51 TO 56**

Zone	Applicable Zoning Code Section	Current MF Parking Req.	Revised Parking Standard
<b>MSC</b> Market Street Corridor	MSC1, 4-51.10.020 MSC2-51.20.060 MSC3-51.30.070	1.7 per unit	
<b>JBD</b> Juanita Business District	JBD1-52.12.090 JBD2-52.17.090 JBD3-52.22.020 JBD4-52.27.070 JBD5-52.32.070 JBD6-52.42.060	1.7 per unit	
<b>RHBD</b> Rose Hill Business District	RH1A-53.06.080 RH2A, 2B, 2C-53.24.080 RH3-53.34.120 RH4-53.44.020 RH5A, 5B-53.54.090 RH7-53.74.070 RH8-53.84.050	1.7 per unit	<a href="#">1.2 per studio unit</a> <a href="#">1.3 per 1 bedroom unit</a> <a href="#">1.6 per 2 bedroom unit</a> <a href="#">1.8 per 3 or more bedroom unit</a>
<b>NRHBD</b> North Rose Hill Business District	NRH1A – 54.06.090 NRH1B – 54.12.070	See KZC <del>105.25</del>	See KZC 105.20 for visitor parking requirements
<b>TLBD</b> Totem Lake Business District	TL5-55.39.110 TL9B-55.64.020 TL10B-55.75.010 TL10C-55.81.010 TL10D-55.87.100 TL11-55.99.010	1.7 per unit	
	TL1A – 55.09.040 TL1B – 55.15.050 TL2 – 55.21.060 TL4A,4B,4C -55.33.100 TL6A,6B – 55.45.100 TL8 – 55.57.070	See KZC <del>105.25</del>	
<b>YBD</b> YBD 2, 3	YBD2, 3-56.20.060	1.7 per unit	<a href="#">1.2 per studio unit</a> <a href="#">1.3 per 1 bedroom unit</a> <a href="#">1.6 per 2 bedroom unit</a> <a href="#">1.8 per 3 or more bedroom unit</a>  See KZC 105.20 for visitor parking requirements

**105.20 Number of Parking Spaces —Minimum**

1. Minimum Spaces - The number of parking spaces required for a use is the minimum required. The applicant shall provide at least that number of spaces, consistent with the provisions of this chapter. If the required number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.
2. Exclusions - The square footage of pedestrian, transit, and/or bicycle facilities, and/or garages or carports, on the subject property shall not be included in the gross floor area calculation used to determine required number of parking stalls. See also KZC 105.103(3)(c).
3. Guest Parking - For medium and high-density residential uses, the City may require guest parking spaces in excess of the required parking spaces in addition to the minimum required parking shall be are required as follows: up to a maximum additional 0.5 stall per dwelling unit, if there is inadequate guest parking on the subject property.
  - A. A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number. If the result is a fraction that requires less than one guest stall, no guest parking stall is required if on-street parking is available within 600 feet of the subject property.
  - B. Residential dwelling units with driveways that meet the minimum parking stall dimensional standards of this chapter and with an associated garage containing their respective required number of parking stalls may be excluded from the guest parking calculation required in subsection A above since the driveway can be used to provide guest parking for the associated dwelling unit.
  - C. Guest parking stalls located in a common area shall not be leased or assigned to residents.
  - D. Guest parking stalls shall not be gated and shall be accessible to guests between 6:00 a.m. and 11:00 p.m.

**105.30 Number of Parking Spaces —Fractions**

If the required formula for determining the number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.

**Changes to 105.45 Location of Parking Areas – Shared Facilities**

Two (2) or more uses may share a parking area if the number of parking spaces provided is equal to the greatest number of required spaces for uses operating at the same time. The City may approve the shared parking if a peak demand study demonstrates that the shared facilities are sufficient to fully serve the uses during the peak parking period for the uses. The study shall be prepared by a licensed transportation engineer or other qualified professional and the scope of the study shall be approved by the City traffic engineer. To ensure that a parking area is shared, each the property owner(s) must sign a statement covenant in a form acceptable to the City Attorney, committing to the shared use of parking facilities and the conditions under which the City approved the use of shared parking. stating that his/her property is used for parking by the other property. The covenant shall include language regarding the following:

1. A guarantee among the property owner(s) for access to and use of the shared parking facilities; and
2. Acknowledgement that it is a violation of this code to deviate from the conditions under which the City approved the use of shared parking.

The applicant must file this statement with the King County Recorder's Office Bureau of Elections and Records to run with the property(ies).

### **Changes to Parking Modification Text – KZC Section 105.103.3.c**

For a modification to KZC 105.20 and 105.45, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City traffic engineer. The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City traffic engineer. Approval of a parking reduction shall be solely at the discretion of the City. A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (transportation demand management) measures. Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City traffic engineer.

For multi-family parking modifications, the parking demand rate result shall be increased by 15% and the resultant total shall then be subject to the visitor parking requirements in KZC Section 105.20.3.

The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.

Properties located in the CBD 1A, 1B, 2, and 8 zones that receive parking modification approval under this section are not eligible to utilize the special parking provisions in KZC 50.60.3.a – Certain Floor Area Exempt from Parking Requirements.

Section 50.12



USE ZONE CHART

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

Section 50.12	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						
.030	Hotel or Motel	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	One for each room. See Spec. Reg. 2 and KZC 50.60.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Vehicle and/or boat sale, repair, service or rental. c. Drive-in facilities and drive-through facilities. 2. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.
.040	Entertainment, Cultural and/or Recreational Facility										See KZC 50.60 and 105.25.	
.060	Private Club or Lodge								B	See KZC 50.60 and 105.25.		
.070	Office Use								D	One per each 350 sq. ft. of gross floor area. See KZC 50.60.		
.080	Stacked or Attached Dwelling Units								A	<del>1.7 per unit.</del> See KZC 50.60.		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.17	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	Stacked or Attached Dwelling Units	D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	A	<p><del>1.7 per unit.</del> See KZC 50.60.</p> <ol style="list-style-type: none"> <li>The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington:                             <ol style="list-style-type: none"> <li>Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</li> <li>No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</li> </ol> </li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> </ol>	
.095	Residential Suites										<p>See Spec. Reg. 3.</p> <ol style="list-style-type: none"> <li>The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington:                             <ol style="list-style-type: none"> <li>Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</li> <li>No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</li> </ol> </li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> <li>For parking managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.60.</li> </ol>	

REGULATIONS CONTINUED ON NEXT PAGE

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

Section 50.27	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						
.070	Stacked or Attached Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	20' See Spec. Reg. 2.	0'	0'	80%	41' above average building elevation.	D	A	See Spec. Reg. 3.	<ol style="list-style-type: none"> <li>1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets.</li> <li>2. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.</li> <li><del>3. This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.</del></li> </ol>
.075	Residential Suites										See Spec. Reg. 3.	<ol style="list-style-type: none"> <li>1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets.</li> <li>2. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.</li> <li>3. For parking managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.20.</li> </ol>

1.2 per studio unit  
1.3 per 1 bedroom unit  
1.6 per 2 bedroom unit  
1.8 per 3 or more bedroom unit  
See KZC 105.20 for visitor parking requirements

REGULATIONS CONTINUED ON NEXT PAGE

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

Section 50.32	 USE  REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Stacked or Attached Dwelling Units	D.R., Chapter 142 KZC.	None	10'	0'	0'	100%	54' above average building elevation or existing grade.	D See Spec. Reg. 1.	A	<del>See Spec. Reg. 2.</del> 1. Landscape Category C is required if subject property is adjacent to Planned Area 6C. <del>2. This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.</del>	
.085	Residential Suites										See Spec. Reg. 2. 1. Landscape Category C is required if subject property is adjacent to Planned Area 6C. 2. For parking managed pursuant to Special Regulation 3, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.60. 3. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County: <ol style="list-style-type: none"> <li>Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.</li> <li>The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:                             <ol style="list-style-type: none"> <li>Charge for on-site parking, unbundled from the rent, for tenants who have cars.</li> <li>Bus pass or equivalent alternative transportation mode subsidies for tenants who don't have cars.</li> <li>Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.</li> <li>Adequate secured and sheltered bicycle parking to meet anticipated demand.</li> <li>Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.</li> </ol> </li> </ol>	

1.2 per studio unit  
 1.3 per 1 bedroom unit  
 1.6 per 2 bedroom unit  
 1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements

REGULATIONS CONTINUED ON NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.35	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						
.100	Assisted Living Facility See Spec. Reg. 4.	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	67' above average building elevation.	D See Spec. Reg. 3.	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:                             <ol style="list-style-type: none"> <li>One parking stall shall be provided for each bed.</li> </ol> </li> <li>Landscape Category C is required if subject property is adjacent to 6th Street or Kirkland Avenue.</li> <li>This use only allowed:                             <ol style="list-style-type: none"> <li>On properties with frontage on Second Avenue.</li> <li>Within 170 feet of Peter Kirk Park provided that the gross floor area of this use does not exceed 12.5% of the total gross floor area for the subject property.</li> </ol> </li> </ol>
.110	Stacked or Attached Dwelling Units								D See Spec. Reg. 1.	<del>See Spec. Reg. 3.</del>	<ol style="list-style-type: none"> <li>Landscape Category C is required if the subject property to adjacent to 6th Street or Kirkland Avenue.</li> <li>This use only allowed:                             <ol style="list-style-type: none"> <li>On properties with frontage on Second Avenue.</li> <li>Within 170 feet of Peter Kirk Park provided that the gross floor area of this use does not exceed 12.5% of the total gross floor area for the subject property.</li> </ol> </li> <li><del>This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.</del></li> </ol>	
.120	Public Utility, Government Facility, or Community Facility									B	See KZC 105.25.	<ol style="list-style-type: none"> <li>Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Avenue. 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 nearby uses.</li> <li>Site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.</li> </ol>
.130	Public Park	Development standards will be determined on a case-by-case review process.									See 49 KZC for required	

1.2 per studio unit  
1.3 per 1 bedroom unit  
1.6 per 2 bedroom unit  
1.8 per 3 or more bedroom unit  
See KZC 105.20 for visitor parking requirements

Section 50.38

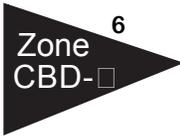
Zone  
CBD-5A

USE ZONE CHART

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

Section 50.38	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	Mixed Use Development Containing Office, Retail and Restaurant Uses (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>7. The following establishes the number of parking spaces required:</p> <p>a. Residential uses must provide <del>1.7 parking spaces for each dwelling unit and one parking space</del> for each assisted living unit.</p> <p>b. Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area.</p> <p>c. All other uses must provide one parking space for each 350 square feet of gross floor area.</p> <p>A mix of uses with different peak parking times makes a project eligible for applying a shared parking methodology to parking calculations. Further parking reductions may be appropriate through a transportation management plan (TMP) and parking management measures. The development may propose and the Planning Official may permit a reduction in the required number of parking spaces based on a demand and utilization study prepared by a licensed transportation engineer. The study shall include an analysis of shared parking demonstrating that the proposed parking supply is adequate to meet the peak parking demand of all uses operating at the same time. A TMP and parking management measures shall be incorporated into the analysis. An analysis of the effectiveness of the TMP and parking management measures shall be provided for City review. The City's transportation engineer shall approve the scope and methodology of the study as well as the effectiveness of the TMP and parking management measures.</p>		

1.2 per studio unit  
 1.3 per 1 bedroom unit  
 1.6 per 2 bedroom unit  
 1.8 per 3 or more bedroom unit.  
 See KZC 105.20 for visitor parking requirements



USE ZONE CHART

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

Section 50.00	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Stacked, or Attached Dwelling Units See Spec. Reg. 1.	D.R., Chapter 102 ZC.	None	20' 10' 10'	0%	5' above average building elevation. See also Spec. Reg. 3.	D See Spec. Reg. 10	A	<del>See Spec. Reg. 10</del>	<ol style="list-style-type: none"> <li>Along Central Way, this use is only permitted above the ground floor.</li> <li>For any portion of a structure on the subject property within 10 feet of Seventh Avenue or Fifth Street north of Sixth Avenue that does not exceed 30 feet in height above average building elevation, the minimum required side yards are five feet but two side yards must equal at least 15 feet.</li> <li>No portion of a structure on the subject property within 10 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured from the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 10 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street, as measured at the midpoint of the frontage of the subject property on Fifth Street.                             <ul style="list-style-type: none"> <li>Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones.</li> </ul> </li> <li>Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.                             <ul style="list-style-type: none"> <li>Along Seventh Avenue, buildings shall be designed with predominantly sloped roof forms.</li> </ul> </li> <li>Within 10 feet of Seventh Avenue, the maximum length of any facade is 50 feet and a minimum 50 percent of this area shall be open space.                             <ul style="list-style-type: none"> <li><del>This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.</del></li> </ul> </li> </ol>		

1.2 per studio unit  
 1.3 per 1 bedroom unit  
 1.6 per 2 bedroom unit  
 1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.00	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						
.110	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 12 ZC.	None	20'	0'	0'	0%	1' above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:                             <ol style="list-style-type: none"> <li>One parking stall shall be provided for each bed.</li> </ol> </li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> </ol>
.120	Stacked or Attached Dwelling Units See Spec. Reg. 1.										<del>See Spec. Reg. 2.</del> <ol style="list-style-type: none"> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply on Fourth Avenue.</li> <li><del>This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.</del> </li> </ol>	

1.2 per studio unit  
 1.3 per 1 bedroom unit  
 1.6 per 2 bedroom unit  
 1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 54.18	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	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Other Uses) See Spec. Regs. 1 and 2.	One detached dwelling unit none, otherwise D.R., Chapter 142 KZC.	None	20'	5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10' See Spec. Reg. 5.	70%	30' above Slater Avenue. Height measured at midpoint of frontage.	One detached dwelling unit E, otherwise D. See Spec. Reg. 3.	A See Spec. Reg. 3.	<del>1.7 per unit. See Spec. Reg. 3.</del>	<ol style="list-style-type: none"> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>In a mixed use development:                             <ol style="list-style-type: none"> <li>Landscape Category B will apply, and</li> <li>Sign Category D will apply, <del>and</del></li> <li><del>Parking requirement determined by KZC 105.25.</del></li> </ol> </li> <li>The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.</li> <li>The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.</li> </ol>
.020	Office Uses See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.			5' but 2 side yards must equal at least 15'.	10'		30' above average building elevation.	B	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and are dependent upon this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses.</li> </ol> </li> <li>The following regulations apply to veterinary offices only:                             <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ol> </li> </ol>
.030	Funeral Home or Mortuary								C	B	1 per each 300 sq. ft. of gross floor area.	

For residential: 1.2 per studio unit  
 1.3 per 1 bedroom unit  
 1.6 per 2 bedroom unit  
 1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements  
 For other uses see KZC 105.25.

ATTACHMENT 1  
O-4487

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

Section 54.24	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	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Other Uses) See Spec. Reg. 1.	One detached dwelling unit none, otherwise D.R., Chapter 142 KZC.	None	20'	5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 3.	10' See Spec. Reg. 4.	70%	30' above average building elevation.	One detached dwelling unit E, otherwise B. See Spec. Reg. 2.	A See Spec. Reg. 2.	<del>1.7 per unit. See Spec. Reg. 2.</del>	<ol style="list-style-type: none"> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>In a mixed use development:                             <ol style="list-style-type: none"> <li>Landscape Category B will apply, and</li> <li>Sign Category D will apply, <del>and</del></li> <li><del>Parking requirement determined by KZC 105.25.</del></li> </ol> </li> <li>The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.</li> <li>The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.</li> </ol>
.020	Office Uses See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.			5' but 2 side yards must equal at least 15'.				B	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and are dependent upon this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses.</li> </ol> </li> <li>The following regulations apply to veterinary offices only:                             <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ol> </li> </ol>
.030	Funeral Home or Mortuary								C	B	1 per each 300 sq. ft. of gross floor area.	
.040	Church					10'					1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	<ol style="list-style-type: none"> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>

For residential: 1.2 per studio unit  
 1.3 per 1 bedroom unit  
 1.6 per 2 bedroom unit  
 1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements  
 For other uses see KZC 105.25.

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

Section 54.30	USE ↓ REGULATIONS ↘	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)							
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure						
				Front	Side	Rear												
.080	Hotel or Motel See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	30' above average building elevation.	B	E	1 per each room. See Spec. Reg. 2.	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.						
.090	A retail establishment providing entertainment, recreational or cultural activities.													1 per every 4 fixed seats.				
.100	Private Lodge or Club													C	B	1 per each 300 sq. ft. of gross floor area.		
.110	Stacked or Attached Dwelling Units (Stand Alone or Mixed with Other Uses) See Spec. Regs. 1 and 2.													35' above average building elevation. See Spec. Reg. 2.	D See Spec. Reg. 2.	D	<del>1.7 per unit. See Spec. Reg. 2.</del>	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If this use is part of a mixed use development: a. Height of development determined by this use category, and b. Landscape Category B will apply, and <del>c. Parking requirement for development determined by KZC 105.25, and</del> d. A veterinary office is not permitted in any development containing dwelling units.
.120	Church See Spec. Reg. 1.													30' above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	

For residential: 1.2 per studio unit  
1.3 per 1 bedroom unit  
1.6 per 2 bedroom unit  
1.8 per 3 or more bedroom unit  
See KZC 105.20 for visitor parking requirements  
For other uses see KZC 105.25.

C.

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

Section 54.36	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses) See Spec. Regs. 1, 2 and 3.	One dwelling unit none, otherwise D.R., Chapter 142 KZC.	3,600 sq. ft. with a minimum lot area per unit of 1,800 sq. ft.	10'	5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	70%	30' above average building elevation.	One dwelling unit E, otherwise D. See Spec. Reg. 4.	A See Spec. Reg. 4. <del>1.7 per unit.</del> <del>See Spec. Reg. 4.</del>	<ol style="list-style-type: none"> <li>1. A veterinary office is not permitted in any development containing dwelling units.</li> <li>2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.</li> <li>4. In a mixed use development:                             <ol style="list-style-type: none"> <li>a. Landscape Category B will apply, and</li> <li>b. Sign Category D will apply, <del>and</del></li> <li><del>c. Parking requirement determined by KZC 105.25.</del></li> </ol> </li> <li>5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.</li> <li>6. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.</li> </ol>	

For residential: 1.2 per studio unit  
 1.3 per 1 bedroom unit  
 1.6 per 2 bedroom unit  
 1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements  
 For other uses see KZC 105.25.

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 54.42	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses) See Spec. Regs. 1, 2 and 3.	One dwelling unit none, otherwise D.R., Chapter 142 KZC.	3,600 sq. ft. with a minimum lot area per unit of 1,800 sq. ft.	10'	5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10'	See Spec. Reg. 6.	70%	30' above average building elevation.	One dwelling unit E, otherwise D. See Spec. Reg. 4.	A See Spec. Reg. 4.  <del>1.7 per unit. See Spec. Reg. 4.</del>	<ol style="list-style-type: none"> <li>Office is permitted only on the ground floor.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.</li> <li>In a mixed use development:                             <ol style="list-style-type: none"> <li>Landscape Category B will apply, and</li> <li>Sign Category D will apply, and</li> <li><del>Parking requirement determined by KZC 105.25.</del></li> </ol> </li> <li>The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.</li> <li>The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.</li> </ol>

For residential: 1.2 per studio unit  
1.3 per 1 bedroom unit  
1.6 per 2 bedroom unit  
1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements  
 For other uses see KZC 105.25.

(Revised 4/11)

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

Section 55.15	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.020	Development Containing Both Office Use and Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 3.	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Reg. 4.	C	D	<p><del>See Chapter 105 KZC.</del></p> <p>1. The maximum floor area ratio (FAR) for this use is determined as follows: (% office use x 2) + (% residential use x 3) = FAR of each use allowed on the subject property. The maximum floor area ratio (FAR) for office use is 1.0.</p> <p>2. On parcels where land dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.3 of residential use for each 10 percent or portion thereof of the subject property required to be dedicated.</p> <p>3. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p>4. Building height is regulated as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if:</p> <ol style="list-style-type: none"> <li>1) One of the following public improvements is provided:                             <ol style="list-style-type: none"> <li>a) Dedication and improvement of new streets pursuant to General Regulation 4; or</li> <li>b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and</li> </ol> </li> <li>2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.</li> </ol> <p>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</p> <ol style="list-style-type: none"> <li>1) Development on the subject property complies with 4(a) above,</li> <li>2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</li> <li>3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height.</li> <li>4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential area to the north are proposed.</li> <li>5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zone.</li> </ol>	

For residential: 1.2 per studio unit  
 1.3 per 1 bedroom unit  
 1.6 per 2 bedroom unit  
 1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements  
 For other uses see KZC 105.25

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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						
.010	Master Plan Development See Spec. Reg. 1.	D.R., Chapter 142 KZC.	2 acres	10'	0'	0'	80%	None. See Spec. Reg. 6.	See Spec. Reg. 1(h).	See Spec. Reg. 4. <del>See KZC 105.25</del>	<ol style="list-style-type: none"> <li>1. A Master Plan for development of the entire subject property must be approved. The Master Plan must establish a circulation system for vehicles and pedestrians that integrates with existing and planned circulation throughout the TL 5 zone. The plan must be pedestrian-oriented and incorporate the following design principles:                             <ol style="list-style-type: none"> <li>a. Siting of buildings oriented to the pedestrian network; isolated building pads should be minimized.</li> <li>b. Storefront orientation to pedestrian and vehicular circulation routes.</li> <li>c. Ground floor spaces designed in a configuration which encourages pedestrian activity and visual interest. Uses other than retail, restaurants, and taverns may be permitted on the ground floor of structures only if the use and location do not compromise the desired pedestrian orientation and character of the development.</li> <li>d. Pedestrian connections internal to the site that provide convenient pedestrian mobility and contribute to pedestrian activity and visual interest.</li> <li>e. Shared vehicular connections to 124th Avenue NE.</li> <li>f. Clearly identifiable building and pedestrian access points and entryways.</li> <li>g. Provision of useable public spaces, plazas or pocket parks, and public amenities, such as art, sculpture, fountains or benches.</li> <li>h. Use of landscaping to emphasize entries into buildings and pedestrian areas, to enhance public spaces, and to screen blank walls and service areas. Landscaping should also be provided in plazas, along pedestrian circulation routes, and in parking areas.</li> <li>i. Placement of parking areas behind buildings located on pedestrian-oriented streets and pathways.</li> <li>j. Placement of loading and service areas away from 124th Avenue NE and pedestrian areas.</li> <li>k. Location of drive-through facilities to not compromise the pedestrian orientation of the development.</li> </ol> </li> </ol>	

For residential: 1.2 per studio unit  
 1.3 per 1 bedroom unit  
 1.6 per 2 bedroom unit  
 1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements  
 For other uses see KZC 105.25

REGULATIONS CONTINUED ON NEXT PAGE

USE ZONE CHART

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

Section 55.57	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	Development containing attached or stacked dwelling units and offices, restaurants or taverns, or retail uses allowed in this zone. See Gen. Reg. 2. See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side. See Spec. Reg. 6.	10' See Spec. Reg. 7.	70%	65' above average building elevation.	B	E	<del>See KZC 105.25.</del> 	<ol style="list-style-type: none"> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Ancillary assembly and manufactured goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The assembled or manufactured goods are subordinate and directly related to and dependent on this use, and are available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail or office uses.</li> </ol> </li> <li>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.</li> <li>The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor.</li> <li>The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.</li> <li>The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.</li> </ol>
.090	Private Lodge or Club See Gen. Reg. 2.							C	B			

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 1.8 per 3 or more bedroom unit  
 See KZC 105.20 for visitor parking requirements  
 For other uses see KZC 105.25





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

**MEMORANDUM**

**Date:** September 25, 2014  
**To:** Planning Commission  
**From:** Houghton Community Council  
**Subject:** RECOMMENDATION ON AMENDMENTS TO MULTI-FAMILY PARKING REQUIREMENTS - FILE NO. CAM13-02032

**RECOMMENDATION**

At the September 22, 2014 meeting, the Houghton Community Council (HCC) deliberated on the proposed changes to the City’s multi-family parking requirements. At the conclusion of the deliberations, the HCC agreed on the following recommendations to the Planning Commission:

**Parking Requirement**

Staff Recommendation: Staff recommended a unit-type based approach where parking is required based on the number of bedrooms within each unit.

**Staff Proposed Parking Requirement**

	Unit Type			
	Studio	1-Bedroom	2-Bedroom	3-Bedroom +
<b>Proposed Parking Rate</b>	1.2	1.3	1.6	1.8

HCC Recommendation: The HCC agreed with the unit-type based approach as proposed by staff. However, to address concerns that the 2-bedroom parking rate may not be adequate and that a unit floor plan could potentially be designed to reduce the parking requirement (e.g. room designed without a closet and therefore would not be considered a bedroom), the HCC recommends increasing the 2-bedroom parking rate to 1.8 stalls/2-bedroom unit. This is similar to the City of Redmond multi-family parking requirement for 2-bedroom units.

**HCC Recommendation**

	Unit Type			
	Studio	1-Bedroom	2-Bedroom	3-Bedroom +
<b>Proposed Parking Rate</b>	1.2	1.3	<b>1.8</b>	1.8

**Visitor Parking Requirement**

Staff Recommendation: Staff recommended requiring visitor parking in addition to the base number of required parking spaces. The recommended amount of visitor parking would be equal to 10% of the base number of required parking spaces. Units that provide the required parking (base amount and visitor) within an associated garage and adequately sized driveway would not be included in the visitor parking requirement.

HCC Recommendation: The HCC recommends approval of the visitor parking requirement described above except that the visitor parking requirement be increased to 15% as a conservative approach given anecdotal and property manager experience that suggests that

on-site visitor parking supply is often inadequate and to address the bedroom design workaround described in the previous section. It is noted that of the six voting members, two supported the 10% requirement, two supported a 15% requirement, and two supported a 20% requirement. The 15% recommendation represents a compromise amount.

### **Change to Parking Modification Requirement**

Staff Recommendation: For multi-family parking modification (reduction) requests, staff recommended increasing the final parking demand rate determined by the parking study by 15% to account for the data, analysis, and methodology associated with this project.

HCC Recommendation: The HCC recommends approval of this change.

### **Parking Reduction in the CBD when close to Frequent Transit**

Staff Recommendation: Staff recommended a 15% reduction to the base parking requirement for multi-family projects within ½ mile of the Downtown Kirkland Transit Center with an approved parking covenant.

HCC Recommendation: Although this code amendment is not within the HCC disapproval jurisdiction, the HCC decided to provide a recommendation on this topic. The HCC recommends not approving the proposed transit related parking reduction because it is not supported by the research conducted with this project and the potential for spillover parking could adversely affect commerce in the CBD.

### **SUPPLEMENTAL NOTE**

During the deliberations, the concept of including a sunset provision of seven years or less with the proposed amendments was discussed. Three of the six voting Community Council members in attendance felt strongly that a sunset clause should be included with the amendments given the concern that the proposed parking requirement rates could potentially be under predicting multi-family parking demand.

RESOLUTION 2015-3

A RESOLUTION OF THE HOUGHTON COMMUNITY COUNCIL APPROVING ORDINANCE NO. O-4487 ADOPTED BY THE KIRKLAND CITY COUNCIL ON JULY 21, 2015, ADOPTING ZONING CODE AMENDMENTS, FILE NO. CAM13-02032.

WHEREAS, the Houghton Community Council has received from the Kirkland City Council Ordinance No. O-4487, adopting the amendments to the Zoning Code.

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 the joint public hearing with the Planning Commission on August 28, 2014; and

WHEREAS, the pertinent subject matter of this ordinance was reviewed and discussed by the Houghton Community Council at a meeting held on September 22, 2014 and at said meeting the Houghton Community Council provided recommendations on said subject matter; 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-4487 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 \_\_\_\_ day of \_\_\_\_\_, 2015.

SIGNED IN AUTHENTICATION thereof this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Chair, Houghton Community Council

\_\_\_\_\_  
City Clerk