CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

To: Kirkland Planning Commission

From: Jeremy McMahan, Planning Supervisor
Eric Shields, Planning Director

Date: April 2, 2014

Subject: Public Hearing on Land Use Regulations for Properties Adjoining the Cross Kirkland and Eastside Rail Corridors, File No. CAM14-00269

RECOMMENDATION

- Conduct public hearing to receive public testimony on the proposed amendments.
- Deliberate and make a recommendation on the amendments that will be transmitted to the City Council for their consideration.

BACKGROUND DISCUSSION

As planning for the Corridor begins the transition from a utilitarian rail corridor to a vibrant multi-use corridor, planning for supportive land use regulations is needed to ensure that future development adjoining the Corridor reflects this evolution. It is important to keep in mind that much of the land use planning for properties around the Corridor occurred in an era when it was a heavy rail corridor. That legacy exists in the continued industrial nature of non-residential properties along the Corridor and will continue until redevelopment or adaptive reuse occurs. The Corridor runs through 22 zoning districts (see Attachment 1)

The City Council decided to address potential immediate threats and opportunities in advance of the typical KZC update process through an interim ordinance. The City Council adopted Ordinance 4421 on November 6, 2013 establishing temporary land use regulations for properties adjoining the Corridor (Attachment 2). The Houghton Community Council (HCC) approved the interim regulations as they apply within HCC jurisdiction on November 21, 2013. The interim ordinance is valid for 180 days and will lapse on May 15, 2014.

The Planning Commission held a study session on February 27, 2014 to provide staff with direction on scoping the amendments for the public hearing. The meeting packet can be viewed on the following webpage:

http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Planning+Commission/CKC+Land+Use+Regs+PC+02272014.pdf

The Houghton Community Council held a study session on March 24, 2014 and requested an HCC hearing on the proposed amendments that fall within their jurisdiction to be held on April 28, 2014. Their recommendation will be forwarded to the City Council under separate cover.

PROPOSED KZC AMENDMENTS

Proposed draft Kirkland Zoning Code amendments are included as Attachment 3. The amendments are summarized below, a summary of existing regulations is provided, and a brief analysis of the rationale for the change is outlined. Items flagged for additional Planning Commission direction are *italicized.*

1. Expand Allowed Uses.

A. Restaurant and tavern uses are allowed outright with no limits on gross floor area for properties within 150' of the corridor located within Totem Lake zones TL 7, 9A, 10B, 10C, 10D, and 10E zones.

B. Floor area for retail sales accessory to manufacturing uses is expanded to 50% of the gross floor area for properties within 150' of the corridor located within Totem Lake zones TL 7, 9A, 10B, 10C, 10D, and 10E zones.

C. Wineries, Breweries, and Distilleries are separated from the "Manufacturing" use listing and added as a new use listing within LIT, PLA 6G, and TL 7, 9A, 10B, 10C, 10D, and 10E zones. Related development standards are incorporated.

Existing Zoning Code provisions:

- TL 7: Restaurant use is allowed only on properties between Corridor and NE 124th Street. Retail is allowed accessory to allowed use, but limited to 35% of primary use.
- TL 9A: Restaurant use is not allowed. Retail is allowed accessory to allowed use, but limited to 20% of floor area.
- TL 10B, 10C, 10D, and 10E (Par Mac area): Restaurant use is allowed, but limited to 20% of primary use. Retail is allowed accessory to allowed use, but limited to 20% of floor area.
- Wineries, Breweries, and Distilleries are currently allowed as manufacturing use in all of these zones. Development standards for tasting rooms are not clear.

Analysis:

These amendments seize on the opportunity presented by transitional industrial areas combined with a new pedestrian/bike corridor. A visit to the Redhook and Black Raven breweries in Redmond or the 192 Brewery in Kenmore to observe the number of parked bicycles graphically illustrates the potential for such facilities to be trail-supportive. Recent interest in Totem Lake has indicated that limiting the floor area for tasting rooms to 20% may be too low to support a viable business model. The limits on tasting rooms and allowance for restaurants in TL zones have been relaxed to reflect the flexibility directed by the City Council with the interim ordinance. The draft regulations for the LIT and PLA 6G zones do not reflect the same relaxation of the 20% limit because those areas have not been discussed with the City Council or Planning Commission yet. Attachment 4 contains a letter from Scott and Michelle Holm of Chainline Brewery asking for similar consideration in the LIT zone.

**The Planning Commission should decide whether to retain or relax the 20% limit in the LIT zone.*

The Planning Commission requested clarification on how tasting rooms fit into the allowed uses and that clarity has been provided by segregating the use listing from other manufacturing uses in these zones. This is similar to how Woodinville regulates the uses. In addition, the letter from Scott and Michelle Holm of Chainline Brewery notes that this clarification could go a long way toward encouraging the growth of the industry in Kirkland.

The draft regulations also allow additional retail floor area for manufacturing uses in TL zones located along the Corridor. At their study session, the Planning Commission expressed concern about potential unintended consequences of such a change. While the desired vision might be an artisan use (ceramics, bakeries, coffee roasters, etc.) opening up to Corridor with more retail space, the amendment would allow any manufacturing use the same benefit.

* *The Planning Commission should decide whether to relax the retail standards now or defer this decision to upcoming Totem Lake amendments.*

2. Prohibit Retail Storage Use.

Prohibit "Retail Establishments Providing Storage Services" on properties within 150 feet of the corridor.

Existing Zoning Code provisions:

The BC, LIT, PLA 6G, TL 4A, TL 4C, TL 5, TL 7, TL 9A, TL 10B, and YBD 2 zones adjoining the Corridor currently allow this use. The YBD 2 zones only allow the uses as an accessory use.

Analysis:

There are currently six retail storage facilities located within 150' of the Corridor. The most recent addition is the Kirkland Way Storage facility completed at 12000 Kirkland Way (see photo below). The City Council was concerned that, because of the light industrial legacy of the Corridor, there is significant older building stock that could easily be converted to retail storage use. Among the issues identified with retail storage uses as a use adjoining a multimodal corridor are:

- The use has no reciprocal relationship with the uses that will occur within the Corridor. They present blank walls and generate no nonmotorized traffic.
- There is significant and growing demand for retail storage uses. That means that once they are established they may be the highest

and best use of the property for a significant period of time. This is in contrast with other adaptive reuse of older building stock for uses like indoor recreation, which will be displaced by office and high tech redevelopment over time.

3. Establish Consistent Required Yards (Setbacks).

Establish a 10′ setback from the Corridor for all properties with the exception low density zoned areas.

Existing Zoning Code provisions:

A number of the commercial, office, and industrial zones have 0′ required setbacks from the Corridor. In other zones, the setback is determined by whether the common property line with the Corridor is considered a side or rear yard.

Analysis:

Again, this is a legacy of frontage along a heavy rail corridor. Ten feet was chosen as the new standard because it has been used along pedestrian streets in Kirkland where a 0′ setback restricts the ability to incorporate adequate pedestrian-oriented spaces and 20′ is too wide because it encourages parking and drive lanes in the space.

The Planning Commission requested staff to draft language that would allow a setback reduction for Corridor-oriented uses and design. Such provisions are included in the draft regulations. Also, the Planning Commission requested that setbacks for the TL 7 and TL 9A zones be included in the draft amendments although they were not included in the interim ordinance.

4. Design Standards.

Basic site and building design standards are established for all properties adjoining to Corridor with the exception of low density residential zones.

A. Site Design:
   - Landscape islands to break up parking along the Corridor[1]
   - Integration of site and Corridor landscaping
   - Pedestrian connections from buildings to the Corridor, and public pedestrian connections from adjoining streets to the Corridor

B. Building Design:
   - Expands blank wall restrictions as applicable to the Corridor
   - Landscape screening or other treatment of parking garages facing the Corridor

[1] Note that the Houghton Community Council suggested wider landscape island than typical to create more substantial landscaping that would be less prone to trampling. While this is a valid concern, it is not unique to landscape islands adjoining the Corridor and staff would recommend against one standard for Corridor landscape islands and a different standard for all others.

- Building facades facing the Corridor to be modulated and receive the same level of architectural detail as other facades.

Existing Zoning Code provisions:

The Totem Lake and Yarrow Bay Business Districts are currently subject to design review, however, existing design guidelines and regulations for these areas were written prior to acquisition of the Corridor and they don't contain specific guidance on site and building design fronting the Corridor.

Analysis:

The design standards would apply to all redevelopment along the Corridor (except low density residential zones) and ensure that neither the site nor building design turns its back on this important public space. The standards borrow heavily from existing City design regulations.

The Planning Commission requested that the draft amendments apply to the TL 7, TL 9A, and YBD zones although they were not included in the interim ordinance.

Regarding the required pedestrian path connecting from the building to the Corridor, the Planning Commission discussed increasing the width of the required pedestrian connection from 5' to 10'.

**The draft regulations provide for a 10' width, but the Planning Commission may wish to consider if this is necessary when compared to other City walkway standards for paths with significantly more volume (e.g. - most streets require a 5' sidewalk, major-pedestrian streets require a 10' sidewalk).*

5. Critical Areas Exemptions for Utilities and Public Trails.

KZC Chapter 90 (Drainage Basins) exemptions are clarified and supplemented to provide exemptions to allow construction of the master planned trail and installation of utilities.

Existing Zoning Code provisions:

The master planned trail would not meet current exemption requirements because it will involve new, paved facilities within wetland and stream buffer areas.

Analysis:

The former BNRR corridor is a significant hydrologic divide through the City with areas of streams and wetlands on either side of the railroad ballast. The City's stream and wetland regulations were written well before City ownership, so are largely silent on how to permit a trail facility in these areas. The interim trail that will be constructed in 2014 is exempt from these regulations because it is limited to putting gravel down over the existing rail bed (repair/maintenance with no new impervious).

Staff has reviewed other examples of how cities and counties regulate trail facilities and met with the Department of Ecology for assistance in drafting a code amendment. The exemptions are coupled with impact mitigation requirements.

PUBLIC NOTICE

Pursuant to KZC 160.40, notice of the hearing was published in the official City newspaper, posted on office notice boards, and posted on the City website. The notice was sent via mail to all owners of property affected by the proposed amendments and distributed to all members of the City's Cross Kirkland Corridor newsletter. In addition, an email was sent to parties who participated in the public hearing on the interim ordinance.

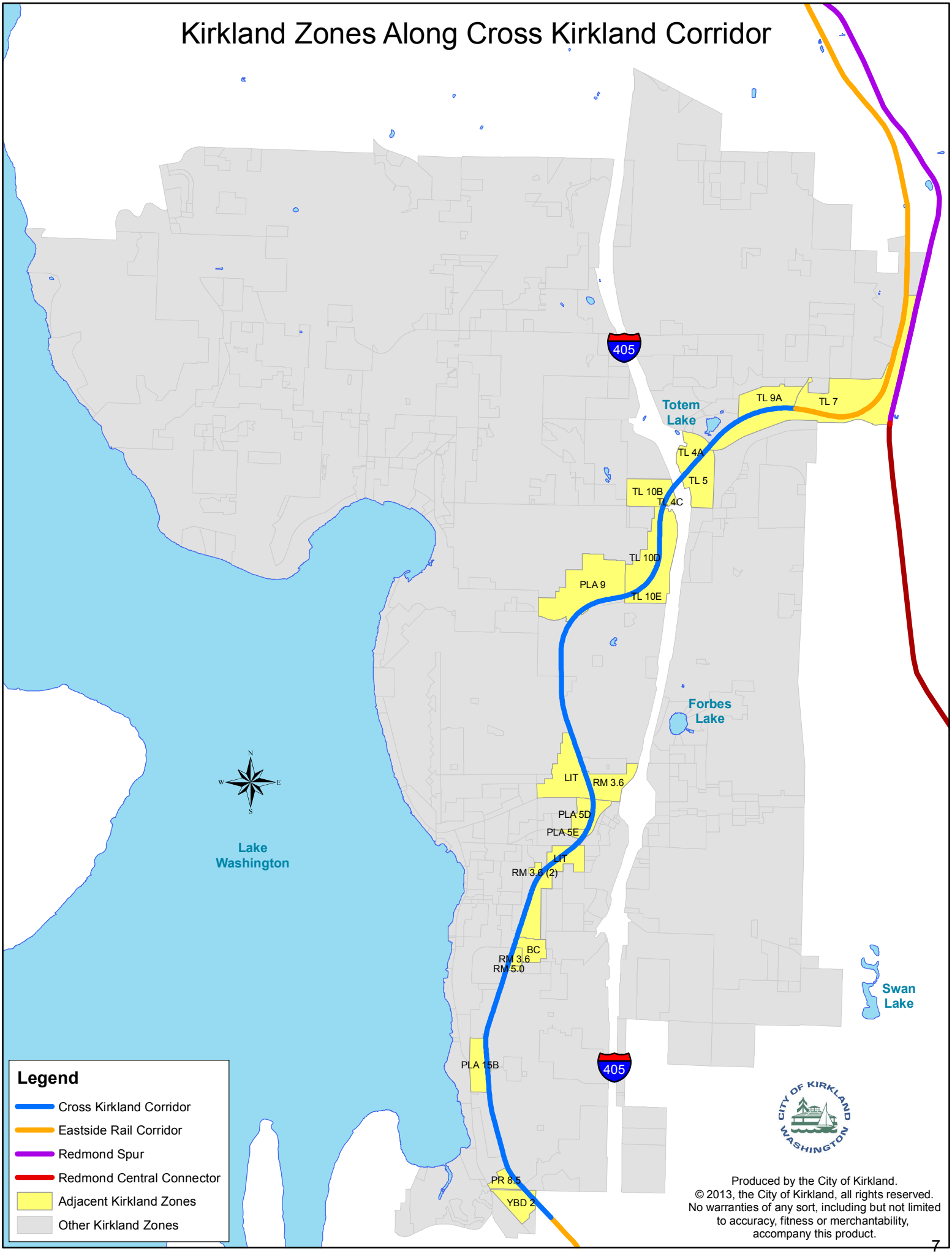
PUBLIC COMMENT

Attachment 4 contains all public comment received prior to distribution of the hearing packet.

Attachments:

1. Map of Zones Adjoining Corridor
2. Interim Ordinance
3. Draft KZC Amendments
4. Public Comment

Kirkland Zones Along Cross Kirkland Corridor



ORDINANCE O-4421

AN INTERIM ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE AND ZONING AND PROVIDING INTERIM OFFICIAL ZONING CONTROLS FOR ZONING DISTRICTS ADJOINING THE CROSS KIRKLAND CORRIDOR AND THE EASTSIDE RAIL CORRIDOR WITHIN THE CITY OF KIRKLAND.

WHEREAS, the Eastside Rail Corridor is a rail corridor, a portion of which runs through the City of Kirkland ("City"), that is railbanked pursuant to 16 U.S.C. 1247(d); and

WHEREAS, in 2012, the City purchased a 5.75 mile segment of the Eastside Rail Corridor that runs through Kirkland and a small portion of Bellevue, which is known as the "Cross Kirkland Corridor" or the "CKC;" and

WHEREAS, The City is actively planning the future development of the Kirkland portion of the Eastside Rail Corridor as a multi-modal transportation corridor; and

WHEREAS, King County has purchased the remainder of the Eastside Rail Corridor within Kirkland city limits and is actively planning the corridor's future development as a multi-modal transportation corridor; and

WHEREAS, many of the existing zoning regulations along the Cross Kirkland Corridor and the Eastside Rail Corridor within the City of Kirkland were established at a time when the primary use of the corridor was for heavy rail; and

WHEREAS, with the purchase of the Cross Kirkland Corridor and the Eastside Rail Corridor for a multi-modal transportation corridor necessitates a review of existing zoning regulations; and

WHEREAS, the City Council would like to enact a limited number of zoning regulations on an interim basis while it considers permanent zoning regulations regarding; and

WHEREAS, the City Council held a public hearing on October 15, 2013; and

WHEREAS, the City has the authority to adopt an interim zoning ordinance pursuant to RCW 35A.63.220 and RCW 36.70A.390;

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

Section 1. For purposes of this ordinance, "Corridor" shall refer to the Cross Kirkland Corridor and the Eastside Rail Corridor within the City of Kirkland.

Section 2. The regulations as set forth in Attachment A attached to this ordinance and incorporated by reference are adopted.

Section 3. Findings of Fact.

A. The recitals set forth above are hereby adopted as findings of fact.

B. It is appropriate to establish regulations pertaining to development along the Corridor on an interim basis while the City Council considers permanent zoning regulations with respect to properties adjoining the Corridor.

Section 4. The interim regulations adopted by this Ordinance shall continue in effect for one hundred eighty (180) days from the effective date of this Ordinance, unless repealed, extended, or modified by the City Council. The Council may adopt extensions of this Ordinance after any required public hearing pursuant to RCW 35A.63.220 and RCW 36.70A.390.

Section 5. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, 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 6. Severability. Should any provision of this Ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application of the provision to any other persons or circumstances shall not be affected.

Section 7. This Ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this 6th day of November, 2013.

Signed in authentication thereof this 6th day of November, 2013.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

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. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24

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 waive 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 though the following site design and pedestrian improvements:

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 the width shall be at least ten (10') wide and any stairs shall be equipped with a bicycle runnel. The Planning Official may waive 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. ~~e~~Existing or planned dead-end streets~~,~~; or
      ii. ~~t~~Through streets~~,~~; or
      iii. An existing street and the Cross Kirkland Corridor or Eastside Rail Corridor; or
      iv. ~~o~~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, i~~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, the 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.

~~5~~6. 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.

~~6~~7. 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.

~~7~~8. Educational activities, scientific research, and passive outdoor recreational activities such as bird watching.

~~8~~9. Emergency activities necessary to prevent an immediate threat to public health, safety, or welfare.

Zone
BC, BC 1, BC 2

USE ZONE CHART

Section 45.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	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.
				See Special Regulation 2.								
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.	None	None	BC: 20' BC 1 and BC 2: 10'	0' See Gen. Regs. 7 and 8.	0' See Gen. Regs. 7 and 8.						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								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

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: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	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)
.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.	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.
.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.

(Revised 9/13)

Zone TL 4A, 4B, 4C

USE ZONE CHART

Section 55.33	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.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.
				See Spec. Reg. 2.								
.020	A Retail Establishment providing storage services. See also Spec. Reg. 1 & 2		None	10'	0'	0'		65' above average building elevation.				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.											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								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	Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services										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)

Section 55.39 — Zone TL 5 — USE ZONE CHART

Section 55.39	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.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. 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.
				See Spec. Reg. 2.								
.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

Section 55.51 Zone TL 7 **U S E Z O N E C H A R T**

Section 55.51	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regu (See also General
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.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.	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.
.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											1. May include, as part of this use, accessory retail sales, office or service utilizing no 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.
.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.	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 or Eastside Rail Corridor

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

.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

Zone TL 7

USE ZONE CHART

Section 55.51	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	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.
.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.

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.

(Revised 11/12)

Section 55.61 Zone TL 9A

USE ZONE CHART

Section 55.61	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regula (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.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.	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.
.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. 2. This use not permitted if any portion of the subject property is located within 150' of the Cross Kirkland or Eastside Rail Corridor
.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											

(50% for properties located within 150' of the Cross Kirkland/Eastside Rail Corridors)

.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)

Section 55.61 Zone TL 9A **U S E Z O N E C H A R T**

Section 55.61	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 **U S E Z O N E C H A R T**

Section 55.75	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	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)
	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
.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.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramic 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. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. 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. 4. 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. 5. 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. 6. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 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.
.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)

(Revised 8/12)

Section 55.75	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.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.	1. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 2. 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. 3. 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. 4. 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. 5. 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								B			
.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.	1. The following regulations apply only to veterinary offices: a. Outdoor runs or other outdoor facilities for the animals 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. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.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	1. This use is only permitted on properties within 150' of the Cross Kirkland Corridors. 2. No drive-through or drive-in facilities are permitted

328.46

Section 55.75	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.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.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.
.120	A Retail Establishment providing storage services See Spec. Reg. 3.									E	See KZC 105.25.	1. May include accessory living facilities for staff persons. 2. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. ~~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									B		1. 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								C See Spec. Reg. 1			
.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.	1. 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. 2. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 3. 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. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. Electrical signs shall not be permitted. 6. 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 it's future extension to NE 116th St.
b. Within 150' of the Cross Kirkland Corridor/Eastside Rail Corridor.

Section 55.87	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.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.	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, 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. 3. 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. 4. 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. 5. 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	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.

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

Zone TL 10D

USE ZONE CHART

Section 55.87	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for 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											
.140	Restaurant or Tavern See Spec. Reg. 1.							Same as primary use.	B	E	1 per each 100 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. 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~~.
.150	Entertainment, Cultural and/or Recreational Facility			20'				Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A		See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building. 2. The structure containing the use shall have been in existence on June 1, 2004, 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. 3. 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.
.160	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

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.

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: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
.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.	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, 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. 3. 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. 4. 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	5. 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

Section 55.93	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.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.	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 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. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 4. Any outdoor storage area must be buffered according to Landscape Category A.
.090	Public Utility							If adjoining a low density zone, then 50' above average building elevation. Otherwise, 80' above average building elevation.	C See Spec. Reg. 1.	B	See KZC 105.25.	1. 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.
.100	Government Facility Community Facility											
.110	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.									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.
.120	Restaurant or Tavern See Spec. Reg. 1.							~~Same as for primary use.~~ Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B		1 per each 100 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. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building; and d. 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.

(Revised 8/12)

Section 56.20 — Zone YBD 2, YBD 3 — USE ZONE CHART

Section 56.20	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.040	Hotel or Motel	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C	E	1 per each room. See also Spec. Reg. 2. 1 per each 300 sq. ft. of gross floor area.	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.
.050	A Retail Establishment other than those specifically listed, limited, or prohibited in the zone, selling goods, or providing services including banking and related financial services											1. The following uses and activities are prohibited: a. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. b. Vehicle repair. c. Retail establishment providing storage services ~~unless accessory to another permitted use.~~ d. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. e. Storage of parts unless conducted entirely within an enclosed structure. f. Drive-in or drive-through facilities. 2. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments. 3. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area do not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.060	Stacked Dwelling Units								D	A	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.070	Assisted Living Facility, Convalescent Center or Nursing Home								C		Independent unit: 1.7 per unit. Assisted living unit: 1 per unit. Convalescent center or nursing home: 1 per each bed.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents the required review process shall be the least intensive process between the two uses.

Zone PLA6G

USE ZONE CHART

Section 60.87	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.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.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramic 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. 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. 3. Outdoor storage and fabrication are not permitted. 4. 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. 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, 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. 7. 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										1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area	

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.

(Revised 9/13)

Section 60.87	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARD (See Ch. 115) Front	Side	Rear	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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.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.	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, 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. 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	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. 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, 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.

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

For purposes of this ordinance, "Corridor" shall refer to the Cross Kirkland Corridor and the Eastside Rail Corridor within the City of Kirkland.

I. Restaurant and/or Tavern Uses

Purpose: To encourage uses that are supportive of the active nonmotorized and multi-use vision for the Corridor

Regulation:

A. For all properties located within Totem Lake zones TL 7, TL 9A, TL 10B, TL 10C, TL 10D, and TL 10E and within 150' of the Corridor:

1. Restaurant or Tavern shall be an allowed use with no limits on gross floor area and no requirements that the use be accessory to a primary use. The Restaurant or Tavern use shall otherwise be subject to the development standards listed in the applicable zone. For the TL 9A and 10B zones where Restaurant or Tavern is not listed as an allowed use, the use shall be subject to the development standards for an Office use and required parking spaces shall be 1 per each 100 square feet of gross floor area.
2. Where allowed uses in these zones permit accessory retail sales pursuant to a special regulation, the maximum allowed floor area of such accessory retail sales shall be 50 percent of the gross floor area of the allowed use. All other provisions of the applicable special regulations shall apply.

II. Retail Storage

Purpose: To avoid siting new or expanded facilities that are detrimental to the active nonmotorized vision for the Corridor

Regulation: No new Retail Establishments Providing Storage Services, as listed in the applicable Kirkland Zoning Code use zone charts, shall be allowed on properties within 150 feet of the Corridor. No expansion of existing Retail Establishments Providing Storage Services shall be allowed on properties within 150 feet of the Corridor.

III. Required Yards

Purpose: To preserve adequate open space between the Corridor and adjoining development.

Regulation: Within all Commercial, Industrial, and Office zones adjoining the Corridor, the minimum required yard shall be ten (10) feet as measured from the common property line. The TL 7 and TL 9A zones are not subject to this required yard.

Regulation: Outdoor use, activity or storage areas located adjacent to the Corridor must comply with the minimum ten foot required yard.

IV. Design Standards

Purpose: To ensure that new development is designed in keeping with the active nonmotorized and multi-use vision for the Corridor.

Regulation: Development on properties adjoining the Corridor; except those properties located in single family, TL 7, TL 9A, and YBD 2 zones; shall comply with the following standards:

1. Site Design: Development adjoining the Corridor shall be designed to complement and interact with the public nature of the Corridor though the following site design and pedestrian improvements:
   a. 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.
   b. In addition to providing the screening and buffering functions required by the KZC, landscape design shall integrate with and complement corridor functions.
   c. A pedestrian entrance facing the Corridor shall be provided with pedestrian access connecting from the entrance to the Corridor installed pursuant to the standards of KZC 105.18.2.a. The City may waive the connection requirement where grade or other natural features preclude access to the Corridor.
   d. Public pedestrian walkways required by KZC 105.19.1 shall include circumstances where blocks are unusually long and pedestrian access is necessary to connect between existing streets and the Corridor. The City may waive the connection requirement where grade or other natural features preclude access to the Corridor.
2. Building Design: Building design adjoining the Corridor shall acknowledge the high visibility from this active public space through the following building design standards:
   a. All buildings shall be designed so that facades visible from the Corridor comply with the provisions of KZC 92.15.3 (Blank Wall Treatment).
   b. 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).
   c. Building facades visible from the Corridor shall incorporate similar building materials and window treatment as other facades of the building.
   d. Building facades visible the Corridor shall avoid long, unbroken facades and rooflines by incorporating horizontal and vertical modulation to break large building masses into smaller building masses.

Compliance with these design 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.

Subject: Adoption of Cross Kirkland Corridor Interim zoning ordinance

Dear Planning Commission Members, Councilmembers and Madam Mayor,

Our names are Scott and Michelle Holm and we are the owners of Chainline Brewing Company. We are a small production facility that has been attempting to locate in Kirkland, preferably along the Cross Kirkland Corridor. We applaud the proposed changes to expand uses along the Corridor and think they will go a long way towards achieving the vision set out in the Master Plan. This is important to us not only as local residents but as business owners as well. We have located a potential site along the corridor and would like to begin negotiating a long-term lease. However the interim regulations as currently written do not assist us for several reasons:

1. Breweries, Wineries and Distilleries (NAICS 31212, 31213, 31214) are not currently recognized, permitted uses in any Kirkland planning zone, including the interim zoning along the Cross Kirkland Corridor

3. Because Breweries, Wineries and their associated tasting rooms for products manufactured on site have not been defined, this has led to confusion when attempting to classify the nature of the business and apply zoning regulations as they currently exist, specifically the application of accessory retail or accessory restaurant use. Our state brewery license allows us to manufacture fermented beverages and distribute to wholesale accounts, as well as sell direct to the consumer only products that were produced on site. Our tasting room is considered to be part of the brewery and is not separately licensed. We will not be applying for a tavern license and we will not serve food, therefore I do not believe we qualify as either a retail sales establishment or a restaurant. This is consistent with the way Breweries/Wineries/Distilleries are defined in many of the municipalities that have proven popular for these industries.

2. The Interim CKC zoning ordinance as written does not apply to the LIT zone where we propose to locate our business.

3. Current ambiguity of our use in the LIT zone (and exclusion from the CKC amendment) have created questions as to whether our tasting room is subject to retail square footage restrictions in the zone. Unchanged, this will prevent us from operating a tasting area of sufficient size to be economically viable. This notwithstanding, the size of a brewery tasting room will always be somewhat self-limiting given the nature of our license and the fact that the products sold on site must be manufactured on site as well. Sufficient space for production will always be required and the equipment-intensive nature of our business ensures against disproportionate tasting room size relative to gross square footage.

The primary reason for locating in an urban center rather than in a remote manufacturing area is the increased interaction and community involvement having a tasting room allows with our customers. In order for us to locate our business in Kirkland and become a thriving member of the community, I would respectfully request the following changes be made to the Cross Kirkland Corridor Interim Ordinance prior to adoption:

1. Establish language permitting Breweries, Wineries and Distilleries in conjunction with on-site tasting and/or retail sales of products produced on site as allowed uses in the designated zones. Adoption of such language is most likely the single most important action the city could take to encourage growth of these industries within the city limits. The growth of Craft Brewery/Winery/Distilleries in surrounding communities I believe is due in large part to the clear, unrestrictive language regarding their business type and zoning (See Attachments for Woodinville zoning RE: breweries and wineries)

2. Ensure that adopted language includes LIT zones, or at minimum, extend the CKC zoning amendments to include zone LIT.

We look forward to becoming an early adopter and a recognizable stop along the Cross Kirkland Corridor. I believe the changes we propose are consistent with the vision set out in the Corridor Master Plan, and are consistent with improving the economy and community of Kirkland. Adoption of these changes will ensure that Kirkland's industrial zones are not only feasible but also desirable locations for businesses such as ours.

Thank you for your time and consideration,

Scott and Michelle Holm

Attachments:

Excerpt from Woodinville Municipal Code 21.08.080

> [*In reference to industrial zones*] (15) Wineries, breweries and distilleries shall be permitted outright: (a) in conjunction with on-site tasting and/or retail sales of the products manufactured on site; and (b) up to the following production limits: for wineries, up to 250,000 liters per year; for breweries, up to 60,000 barrels per year; and for distilleries, up to 60,000 gallons per year. Otherwise, a conditional use permit is required. (Ord. 560 § 2, 2013; Ord. 481 § 9 (Att. E), 2009; Ord. 379 § 14, 2004; Ord. 347 § 9, 2003; Ord. 326 § 7, 2002; Ord. 324 § 1, 2002; Ord. 304 § 1, 2001; Ord. 295 § 2, 2001; Ord. 194 § 3, 1997; Ord. 175 § 1, 1997)