



## MEMORANDUM

**Date:** July 30, 2015

**To:** Planning Commission

**From:** Teresa Swan, Senior Planner  
Paul Stewart, AICP, Deputy Director  
Eric Shields, AICP, Director

**Subject:** Hearing on Amendments to the Plan's Appendix B - Glossary, Zoning and Land Use Maps, Zoning Code, and Design Guidelines, Comprehensive Plan Update, File CAM13-00465, #5

### I. RECOMMENDATION

Staff recommends that the Planning Commission hold a hearing on the following **wrap up items** for the Comprehensive Plan Update, and then deliberate and make a recommendation to the City Council:

- Amendments to the Plan's Appendix B - **Glossary** to add definitions and make revisions to existing definitions.
- Amendments to the **Zoning Map and Land Use Map** to remove suffix references, to rezone City properties in the annexation area from Single Family Annexation (RSA)/Low Density Residential (LDR) to Park/Open Space (P), and to update the map legends.
- Minor Zoning Code Amendments to **Chapter 10** to allow administrative corrections to the Zoning Map, and to Chapter 40 **Planned Area 6G**/Light Industrial zone in the Moss Bay Neighborhood to remove residential use and assisted living facilities as allowed uses.
- Minor revisions to the **Rose Hill Business District Design Guidelines** to reflect changes in policy numbers in the NE 85<sup>th</sup> Street Subarea Plan.

### II. BACKGROUND DISCUSSION

As the work on the Comprehensive Plan winds down, there are some follow-up amendments to implement the changes to the Element Chapters and neighborhood plans. This memo includes those wrap up items. Staff is also using the Comprehensive Plan Update project as an opportunity to make some changes to the legend on the Zoning and Land Use maps, to remove suffixes no longer needed on the Zoning Map, and to rezone some City park and open space properties in the annexation area.

### III. GLOSSARY

Attachment 1 contains proposed new and revised definitions in Appendix B – Glossary as a result of the draft amendments to the general Element Chapters. These definitions are based on common terminology found in various sources, including Puget Sound Regional Council, King County, GMA and planning web sites. Staff has provided definitions for those new terms that the average lay person would not be expected to know. The future Comprehensive Plan web page will allow the user to hover over the word and have the definition pop up. This feature is now available for the Zoning Code.

*Staff recommends that the Glossary be amended to include the new and revised definitions in Attachment 1.*

### IV. MINOR AMENDMENT TO THE ZONING MAP AND LAND USE MAP

#### A. Suffix References on the Zoning Map (see Attachment 2)

Ten properties on the Zoning Map contain a suffix (1) or (2) next to the zoning designation for the property indicating that any proposed development must be consistent with the applicable neighborhood plan policies. Those with a suffix (1) also require a Process IIA zoning permit review under Chapter 150 of the Zoning Code. Seven of the properties have now been developed and one property is proposed to be rezoned (Newland CAR) so the suffix references are no longer needed. The Comprehensive Plan text has also been revised or deleted for those properties to reflect the completion of the developments so the suffix references are no longer applicable. A list of the properties is provided below and Attached 2 contains maps of the eight properties and the reason for removing the suffixes.

#### Juanita

- Newland study area - parcel located at 9835 NE 128<sup>th</sup> ST (PIN 3026059315). Remove suffix (2) if Newland CAR rezones of three parcels from RSX 7.2 (2) to RM 3.6 are approved. Text will be deleted in the Juanita Neighborhood Plan that refers to allowing clustered housing through a Planned Unit Development that will no longer apply to the parcel.
- Juanita Business District JBD 6, suffix (2) on two parcels located at 9833 NE 120<sup>th</sup> Pl, Suite A and 12115 100<sup>th</sup> Avenue NE (PINs: 3756900106 and 3756900105). JBD 6 KZC Section 52.42 Special Regulations already prohibits restaurants, taverns, or other retail uses east of NE 120<sup>th</sup> Pl so no longer need to reference the Comprehensive Plan.
- RM 5.0 (1) for Stratford Homes development located on the north side of NE 116<sup>th</sup> Street at approximately 114<sup>th</sup> Ave NE (PIN: 8044080000). The property is developed with single family detached homes under a condominium recording.

#### South Rose Hill

- RM 3.6 (1) south of NE 70<sup>th</sup> Dr. (north of NE 70<sup>th</sup> PL) and 132<sup>nd</sup> Avenue NE (PINs: 1241500155, 1241500140, 1241500141, 1241500142, 1241500143, 1241500144, 1241500145, 1241500146 and 1241500147). These properties have been developed.

- RM 5.0 (2) located east of 116<sup>th</sup> Avenue NE south of NE 80<sup>th</sup> Street (PIN: 0925059077). The property is currently under construction and the South Rose Hill Neighborhood Plan text has been deleted.

#### Bridle Trails

- PR 3.6 (1) located on 116<sup>th</sup> Avenue NE and NE 67<sup>th</sup> Street west of I-405 (PIN: 0825059035). Property is developed as an office building.

#### Moss Bay

- RM 3.6 (2) located west of the CKC at 3<sup>rd</sup> Ave South and north of the LIT area (PINs: 7804030000, 8598500000). The property is developed with residential units.
- PLA 6G (2) located west of the CKC between 10<sup>th</sup> Ave South and south of 3<sup>rd</sup> Ave South in the Light Industrial Zone/LIT (PINs 7882600100, 7882600115, 7882600110, 7882600120). The property is developed with office (Goggle). Text in Moss Bay Plan has been removed that would have allowed residential units in the southern portion of LIT.

Two properties with suffixes will remain until the properties have been developed.

### B. **Rezone 95 City Park and Open Space Parcels** (see Attachments 3 through 5)

The City owns 95 parcels in the annexation area that are small parks, open spaces, and stormwater ponds and surface water basins that are also open spaces (see Attachment 3). Photos in Attachment 4 provide examples of some of these City properties. Some contain park improvements while others are natural spaces.

These properties are currently zoned on the Zoning Map as Single Family Residential Annexation (RSA) and designated on the Land Use Map as Low Density Residential (LDR). To be consistent with how other City park and open space properties are zoned and to clearly delineate these as City properties, the properties in light green should be rezoned to Park/Open Space (see Attachment 5). Those park properties in dark green are already zoned Park/Open Space.

### C. **Changes to the Legends on the Zoning and Land Use Maps** (see Attachment 6)

The legends on both the Zoning Map and Land Use Map list the zoning/land use categories of **commercial** (CBD, Totem Lake, Carillion Point, neighborhood centers, and business districts), **industrial** and **office**. Each term reflects the predominate use in the zone. However a mix of uses is allowed in these zones, including residential in the commercial zones, retail in the office zones, and office in the industrial zones.

To better reflect the range of allowed uses in each zone and land use category, staff recommends that the words "mixed use" be added so that they read: commercial mixed use, industrial mixed use and office mixed use.

In addition, the following housekeeping revisions to the legend and map are recommended:

- Remove “FC” (freeway commercial) and “Light Manufacturing Park” zones on the Zoning Map. These zones no longer exist.
- Remove “Completed Planned Unit Development” from the legend on the Zoning Map.” The PUD designation is removed once the project is completed.
- Change “Houghton Annexation” to “Houghton Community Municipal Corporation” in the legend on the Zoning Map as it was not an annexation.
- Add the “Totem Urban Center boundary” and delete the “Totem Center boundary” on the legend of both maps to match the amendments to the Totem Lake Business District plan.

*Staff recommends that the Zoning Map be amended to remove the eight suffixes shown in Attachment 2, the Zoning and Land Use Maps be amended to rezone the City’s park, open space/stormwater facility properties listed in Attachment 3 from Single Family Residential Annexation (RSA)/Low Density Residential (LDR) to Park/Open Space (P), and make housekeeping changes to the Zoning and Land Use Maps to add the word “mixed use” after several of the zoning/land use categories and update the map legends as shown in Attachment 6.*

## V. MINOR ZONING CODE AMENDMENTS

### A. Chapter 10 Kirkland Zoning Code- Legal Effect/Applicability (Attachment 7)

The Planning Department occasionally needs to make administrative corrections to the Zoning Map to reflect corrected property survey information that changes the zoning boundary line and other minor revisions. Since the development of GIS, more exact information sometimes results in the need to clean up the Zoning Map. Staff recommends that the Planning Director have the authority in the Zoning Code to have the corrections made under Section 10.20 KZC.

The City Attorney’s Office has reviewed the proposed Zoning Code amendment to Section 10.20 KZC and agrees with the draft text provided in Attachment 7.

*Staff recommends the Zoning Code amendment in Attachment 6 that authorizes the Planning Director to make minor administrative corrections to the Zoning Map.*

### B. Zoning Code Amendments to Chapter 40, PLA 6G Tables (Attachments 8 and 9)

The Planned Area (PLA) 6G tables in Chapter 40 of the Zoning Code currently allow residential uses and assisted living facilities in the southern portion of the Light Industrial Technology Area/LIT west of the CKC if certain development standards in the Moss Bay Neighborhood Plan are met. These uses were added to the PLA 6G tables and in the neighborhood plan several years ago through a citizen amendment request process to give the property owner more options for development of the site.

The site is now developed with office (Google phase II) so the Moss Bay Neighborhood Plan has been amended to delete the text that allows residential uses and assisted living facilities if certain standards are met. The Zoning Code also should be amended to remove these use

listings to be consistent with the Moss Bay Neighborhood Plan and reflect development on the site. Attachments 8 contains a summary matrix of the changes and Attachment 9 are the proposed amendments.

*Staff recommends that Section 10.20 KZC be amended to provide the Planning Director with the authority to make administrative corrections to the Zoning Map, and that PLA 6G tables be amended to be consistent with the changes to the Moss Bay Neighborhood Plan that removed residential use as an allowed in the Moss Bay LIT zone and to reflect development of the site as office.*

## **VI. MINOR AMENDMENTS TO ROSE HILL BUSINESS DISTRICT DESIGN GUIDELINES**

As part of the update to the NE 85<sup>th</sup> Street Subarea Plan, the policy numbers have been changed. These policy numbers are referenced in the Rose Hill Business District Design Guidelines. Thus the guidelines need to be revised to reflect the change in policy numbers. Also a few minor editing changes to the guidelines are proposed (see Attachment 10).

*Staff recommends that minor housekeeping amendments be made to the Rose Hill Business District Design Guidelines consistent with the changes to the NE 85<sup>th</sup> Street Subarea Plan and to make some minor edits to the text found in Attachment 10.*

## **VII. CRITERIA FOR AMENDING THE COMPREHENSIVE PLAN, CHAPTER 140 KZC**

The Zoning Code contains five criteria for amending the Comprehensive Plan. The list of criteria is provided below:

1. The amendment must be consistent with the Growth Management Act.
2. The amendment must be consistent with the countywide planning policies.
3. The amendment must not be in conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.
4. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.
5. When applicable, the proposed amendment must be consistent with the Shoreline Management Act and the City's adopted shoreline master program.

The amendments to the Glossary and the Land Use Map are consistent with the criteria for amending the Comprehensive Plan. The amendments to the Glossary support the changes to the general Element Chapters. The revisions to the Land Use Map are housekeeping amendments.

## **VIII. CRITERIA FOR AMENDING THE ZONING CODE, CHAPTER 135 KZC**

The City may amend the text of this code only if it finds that:

1. The proposed amendment is consistent with the applicable provisions of the Comprehensive Plan; and
2. The proposed amendment bears a substantial relation to public health, safety, or welfare; and
3. The proposed amendment is in the best interest of the residents of Kirkland; and
4. When applicable, the proposed amendment is consistent with the Shoreline Management Act and the City's adopted shoreline master program.

The amendments to Chapter 10 and Chapter 40 PLA 6G tables are consistent with the criteria for amending the Comprehensive Plan. The amendment to Chapter 10 allows for corrections to the Zoning Map on a regular basis as needed. The amendment to Chapter 40 makes the Zoning Code consistent with the Moss Bay Neighborhood in the Comprehensive Plan.

## **IX. NEXT STEPS**

On September 10, 2015, the Planning Commission will complete any remaining deliberations from the August 13, 2015, meeting, and make a final recommendation to the City Council on the overall Draft Plan.

On October 6 and October 20, 2015, the City Council will hold study sessions on the Planning Commission's recommendation on the Comprehensive Plan Update and the citizen amendment requests. It is anticipated that the City Council will take final action on the Draft Plan on December 15, 2015.

### **Attachments:**

1. Amendments to Appendix B - Glossary (Definitions) in the Comprehensive Plan
2. Amendments to Zoning Map to remove suffix references
3. List of 95 City parcels in the annexation area that are parks or open spaces (many of the open spaces are also stormwater ponds or surface water basins)
4. Photos of some of the City park and open space parcels
5. Map of City park and open space parcels (those in light green would be rezoned)
6. Amendments to the legends on Zoning and Land Use Maps
7. Amendment to Section 10.20 concerning administrative corrections to the Zoning Map
8. Summary matrix of amendments to Chapter 40, PLA 6G/LIT tables
9. Amendments to Chapter 40, PLA 6G tables to remove residential uses and assisted living facilities
10. Minor amendments to Rose Hill Business District Design Guidelines to make consistent with NE 85<sup>th</sup> Street Subarea Plan

## DRAFT CHANGES TO APPENDIX B - GLOSSARY

### New, Revised and Deleted Definitions

~~**Activity Areas:** Locations that contain a moderate concentration of commercial land uses and adjacent and intermingled higher density residential uses. Activity Areas are distinguishable from Business Districts, Neighborhood Centers and Residential Markets by their larger size and function as significant focal points for the local and regional community. The area must meet the definition in the King Countywide Planning Policies to be an Activity Area.~~

~~(Note: term removed with updates to the Land Use Element and thus is no longer used in the Plan.)~~

**A.R.C.H. (A Regional Collation for Housing):** An inter-local program formed by cities east of Lake Washington. ARCH staff advises member cities on housing issues. The ARCH trust fund helps create affordable housing for low-and very low-income households and people who have special needs or are homeless. ARCH administers Kirkland's affordable housing programs.

**Best Available Science standard:** Using science as the foundation for credible decision-making about the risks that certain actions have on human health and ecosystems.

**Built Green:** A non-profit program of the Master Builders Association of King and Snohomish Counties, developed in partnership with King County, Snohomish County and other agencies in Washington State to set health and environmental quality standards for residential development. The program provides consumers with easy-to-understand rating systems that quantify environmentally friendly building practices for remodeling and new construction. The highest level of certification is Emerald Star followed by 5 Star, 4 Star and 3 Star. All levels are verified by a third party.

**Carbon neutrality:** Carbon neutral or net zero carbon emissions refer to achieving net zero carbon emissions by 'balancing' a certain measured amount of carbon released with an amount of carbon offsets. This assumes that changes in land use can result in taking CO2 out of the carbon cycle. Buying enough carbon credits to make up the difference is one way to achieve carbon neutrality.

**DECLARE label:** Similar to a nutritional label, the Declare label program lists the ingredients of building materials so that architects, buildings and consumers can select ecologically sound products without needing to do research. The label indicates where the product came from, what is it made of and where it goes at the end of its life. The list ensures that the materials are not Red List materials, those that are harmful to humans. Avoiding Red List building materials is part of the Living Building Challenge program.

**Endangered Species Act:** The Endangered Species Act (ESA) of 1973 is a federal legislation for both domestic and international conservation. The act aims to provide a framework to conserve and protect endangered and threatened species and their habitats. The Endangered Species Act is administered primarily by the U.S. Fish and Wildlife Service (FWS) of the Department of the Interior. The National Marine Fisheries Service (NMFS) of the federal Department of Commerce has responsibility for threatened and endangered marine species.

~~**Framework Goals:** Goals that express the fundamental principles for guiding growth and development in the community over the 20-year horizon of the Comprehensive Plan. They are~~

## DRAFT CHANGES TO APPENDIX B - GLOSSARY

~~based on and provide extension of the aspirations and values described in the Vision Statement. (Note: The term is removed with deletion of the framework goals and replacement of new guiding principles.)~~

**Green Business Program:** A program created for Kirkland Businesses that encourages sustainable practices, materials use and product stewardship.

**Growth and Transportation Efficiency Center (GTEC):** A defined area of dense mixed development with major employers, small businesses and residential units within an established urban growth area. The Totem Lake Urban Center is a GTEC. The GTEC designation goes beyond the previously defined Commute Trip Reduction (CTR) boundaries of employers with more than 100 full-time workers to include all types and sizes of businesses and institutions in an effort to reduce single occupancy vehicle (SOV) work trips. The designation also makes a connection between land use and transportation, and rewards jurisdictions that design their urban form to reduce dependence on the automobile. The State GTEC program provides resources for jurisdictions to fund alternative commute efforts in areas of high concentrations of employment and population. See RCW 70.94.528.

**Guiding Principles:** The inspirational principles for guiding growth and development in the community over the 20-year horizon of the Comprehensive Plan. The guiding principles are based on the community aspirations and values described in the Vision Statement.

**Intelligent Transportation System (ITS):** Intelligent Transportation Systems (ITS) consist of the application of a variety of tools and advanced technologies to improve the operation of almost any transportation mode. A key feature of ITS is the reliance on advanced communication technology, such as fiber optic and/or wireless networks, to connect various field devices to a central management location. Examples of application are traffic signal operations, knowledge of traffic conditions, maintenance, lane configurations, transit speed and reliability, and parking management.

**Interlocal agreement (ILA):** An agreement that enables local governments to cooperate with each other on a basis of mutual advantage to provide services and facilities in a manner that will accord the best with geographic, economic, population and other factors, influencing the needs and development of local communities. See RCW 39.34.010.

**International Living Future Institute (ILFI):** The institute administers the Living Building Challenge, the most rigorous and ambitious performance standard for the built environment. ILIF founded the Living Communities Challenge and is the parent organization for Cascadia Green Building Council, a chapter of both the United States and Canada Green Building Councils that serves Alaska, British Columbia, Washington and Oregon. ILFI offers green building and infrastructure solutions that move across scales (from single room renovations to neighborhoods and whole cities). They also offer global strategies for lasting sustainability, partnering with local communities to create grounded and relevant solutions.

**JUST label:** The International Living Future Institute's voluntary disclosure program and tool for all types and sizes of organizations. The program provides an innovative transparency platform for organizations to reveal much about their operations, including how they treat their employees, and where they make financial and community investments. Like the Living Building Challenge's

## DRAFT CHANGES TO APPENDIX B - GLOSSARY

Declare Label program, the JUST label acts as a “nutrition label” for socially just and equitable organizations. This approach requires reporting on a range of organization and employee-related indicators. Each of the indicator metrics asks for simple yet specific and measurable accountabilities in order for the organization to be recognized at a One, Two, or Three Star Level, which is then summarized on a label.

***King Conservation District:*** A natural resources assistance agency authorized by Washington State and guided by the Washington State Conservation Commission to promote the sustainable use of natural resources. The district promotes conservation through demonstration projects, education events, technical assistance and providing funding. The King CD has no regulatory or enforcement authority. A five member Board of Supervisors is responsible for all district programs and activities.

***King County Sustainability Scorecard:*** A scorecard developed by the O’Brien Company for King County to use for projects that are not eligible to participate in a third party verified sustainability program. The aim of the checklist is to provide a measurement of the environmental sustainability of a project. A stand-alone parking garage is an example of a project type that could use this checklist.

***LEED (Leadership in Energy and Environmental Design):*** A green building certification program that recognizes best-in-class building strategies and practices. To receive LEED certification, building projects satisfy prerequisites and earn points to achieve different levels of certification. The highest level of certification is Platinum, then Gold, Silver, Bronze certified.

***LEED for Homes:*** A certification program credited by the United States Green Building Council to measure the environmental performance of homes versus commercial projects. The highest levels of certification include Platinum, Gold, Silver, and Bronze certified.

***Light Manufacturing Park:*** Places of business activity that include light manufacturing, high technology enterprises, warehousing, wholesale activities, and limited retail and office uses. Light manufacturing parks do not involve activities that create significant off-site noise, light or glare, odors, smoke, water quality degradation, visual blight, or similar impacts.  
(Note: Term is no longer used in the Plan with deletion of land use category for BASRA CAR.)

***Living Building Challenge (LBC):*** As the most rigorous performance standard for the built environment, the LBC calls for the creation of building projects at all scales that operate as cleanly, beautifully and efficiently as nature’s architecture. To be certified under the Challenge, projects must meet a series of ambitious performance requirements over a minimum of 12 months of continuous occupancy. The Living Building Challenge is comprised of seven performance areas, or ‘Petals’: Place, Water, Energy, Health & Happiness, Materials, Equity and Beauty. Petals are subdivided into a total of twenty Imperatives, each of which focuses on a specific sphere of influence.

***Living Communities Challenge (LCC):*** A certification program that has been designed to measure the environmental performance of an entire community. The scale of what constitutes a community could be as small as a neighborhood, college campus all the way up to an entire city.

**DRAFT CHANGES TO APPENDIX B - GLOSSARY**

**Net Zero Carbon:** Used interchangeably with Carbon Neutral, see definition for Carbon neutrality.

**NPDES:** The National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Point sources are discrete conveyances, such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters. In Washington State, the Department of Ecology administers the permit.

**Parking Management Strategy:** Strategies that seek to either reduce the need for parking spaces or use parking spaces more efficiently. Strategies include pricing and time limits on parking, employee and residential parking permits, shared parking for multiple uses, establishing parking maximums in Urban Centers, use of Intelligent Transportation Systems, parking cash-out to encourage use of non-driving modes, transit subsidies, and preferential parking for rideshare.

**Puget Sound Regional Council (PSRC):** A regional planning organization that develops policies and makes decisions about regional transportation planning, economic development and growth management throughout the four-counties of King, Kitsap, Pierce and Snohomish. It is a forum for cities, towns, counties, transit agencies, port district, Native American tribes, and state agencies to address regional issues. PSRC reviews local comprehensive plans for consistency with its policies and certifies the transportation plans that make local jurisdictions eligible for state and federal funding.

**Red List Materials:** A list of materials that should be phased out of production due to health concerns. Under the Living Building Challenge program, a building project may not contain any Red List materials or chemicals. There is a small component exception for some complex products and temporary exceptions for numerous Red List items due to current limitations in the materials economy.

**Regional Code Collaborative:** A collaboration of cities in the greater King County area that advocate for more progressive Building, Energy, Plumbing Codes with the goal of creating high performance buildings that use less energy and water, are less resource intensive and have little to no harmful toxins.

**Sustainable Development:** A process for meeting human development goals while maintaining the ability of natural systems to continue to provide the natural resources and ecosystem services upon which the economy and society depend. Sustainable development is the organizing principle for sustaining finite resources necessary to provide for the needs of future generations. It is a process that envisions a desirable future state for human societies in which living conditions and resource use continue to meet human needs without undermining the "integrity, stability and beauty" of the natural biotic system.

## DRAFT CHANGES TO APPENDIX B - GLOSSARY

**Sustainability:** The concept of meeting our present needs while ensuring that future generations have the ability to meet their needs. This can be achieved by maintaining the built and natural environment, adapting to new situations, and considering long term and wide ranging impacts of actions.

**Transfer of Development Rights (TDR):** TDR is a program to conserve farm, forestry and open space land by transferring development rights to urban areas. Under the TDR program, landowners in "sending areas" (parcels from which development rights will be transferred) are paid a development value for their property, while retaining the resource uses (such as farming, open space, or forest). When the development rights are removed from the parcel, a conservation easement is placed on the land, permanently protecting it from development. This preserves the rural character and open space. Developers who purchase these rights or "credits" then receive bonuses, such as additional height, residential units or square footage, to use in "receiving areas" (sites to which development rights will be transferred) determined to be more suitable for growth. Consequently, a successful TDR program depends on the willingness of a developer to pay the market value to use them in a receiving area in addition to the development rights granted under the existing zoning.

**Transit Oriented Development (TOD):** A development of housing, commercial space, services and/or employment in close proximity to public transit development intended to maximize the use of transit.

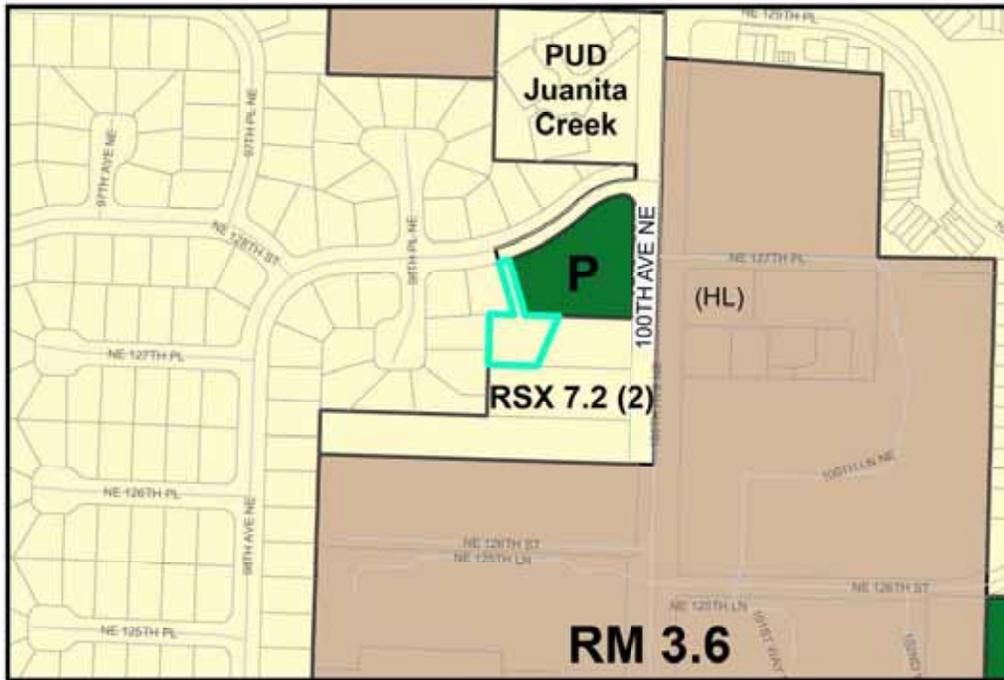
**Transportation Demand Management (TDM):** Reduction or elimination of vehicle trips, through a variety of programs or strategies, such as carpool/vanpool, preferential parking, ride matching, flextime, working from home, transit flex passes, guaranteed ride home program, available showers and lockers at work and charging for parking.

Strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing and vanpooling options, transit flex passes, preferential parking for carpools, charge for parking, and telecommuting.

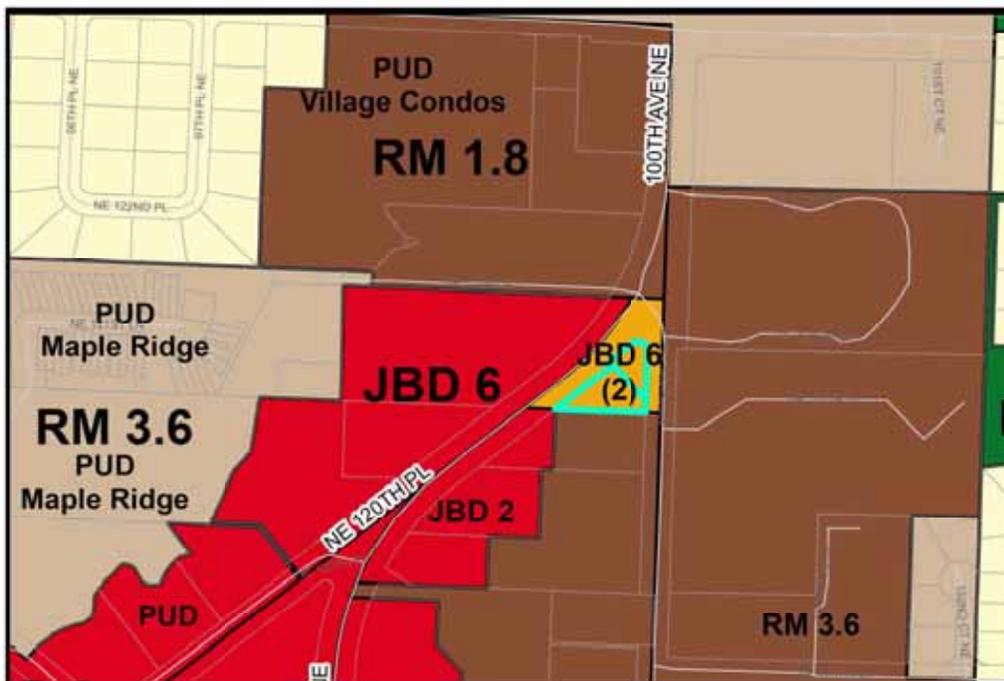
**Wayfinding:** Coordinated and planned signage and/or pavement markings that provide a directional guide for specific transportation routes.



# Amend Zoning Map to Remove Suffix Reference to Comprehensive Plan Text

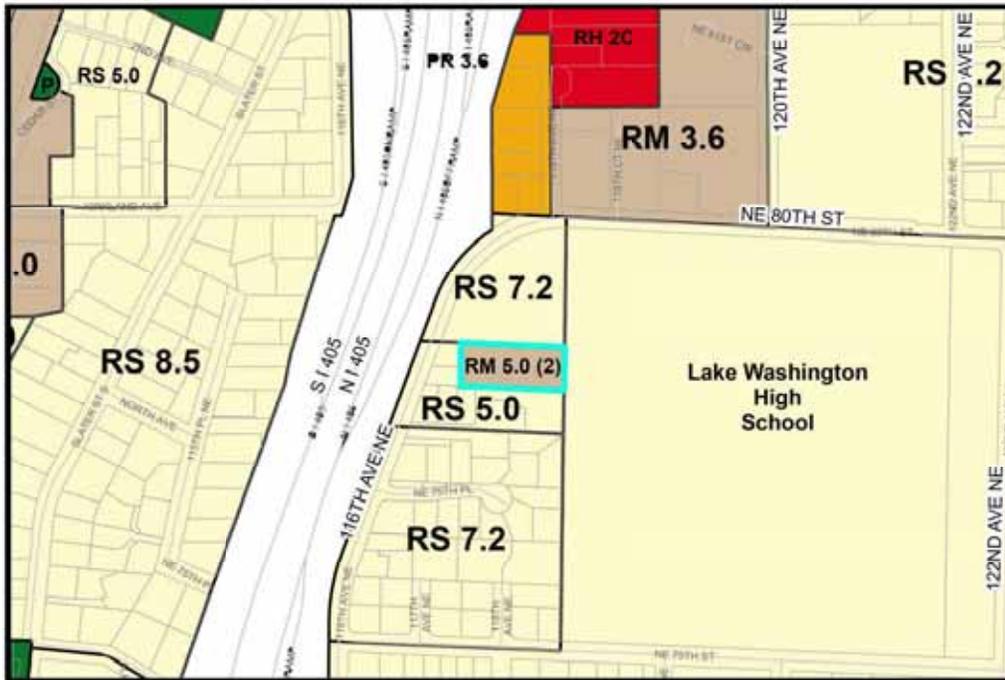


9835 NE 128th St (PIN: 3026059315) remove suffix (2), change parcel RSX 7.2 (2) to RSX 7.2. Text within Juanita Neighborhood Plan will be deleted related to rezones of parcels to the south.

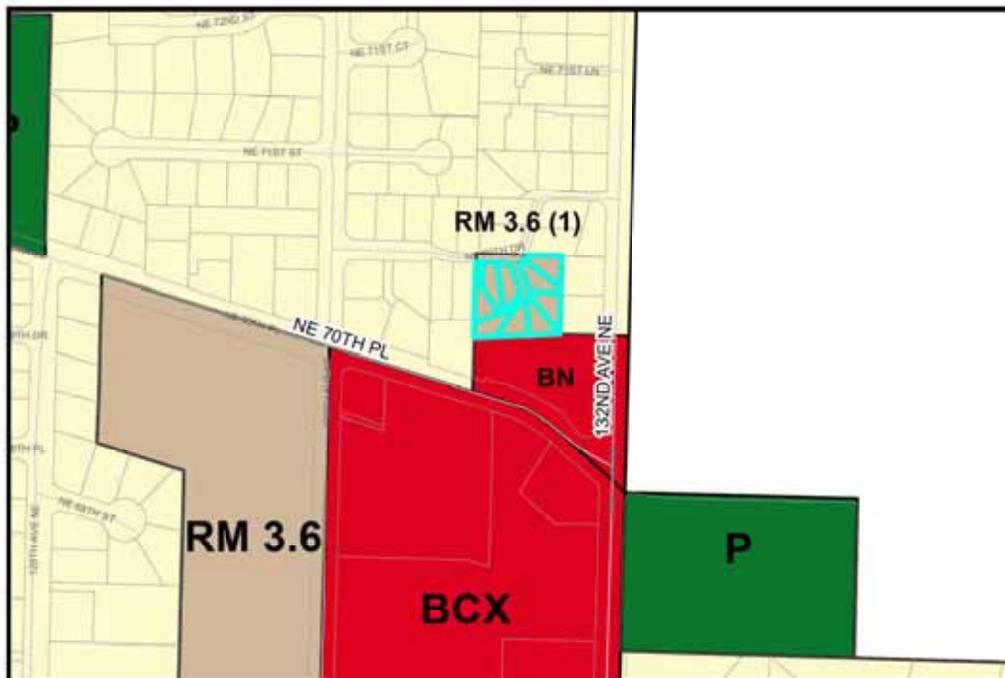


JBD 6 (2) to JBD 6, 9833 NE 120th Pl, Suite A and 12115 100th Ave NE (PINs: 3756900106, 3756900105). JBD 6 KZC Section 52.42 Special Regulations prohibits restaurants, taverns, or other retail uses east of NE 120th Pl.

# Amend Zoning Map to Remove Suffix Reference to Comprehensive Plan Text Attachment 2

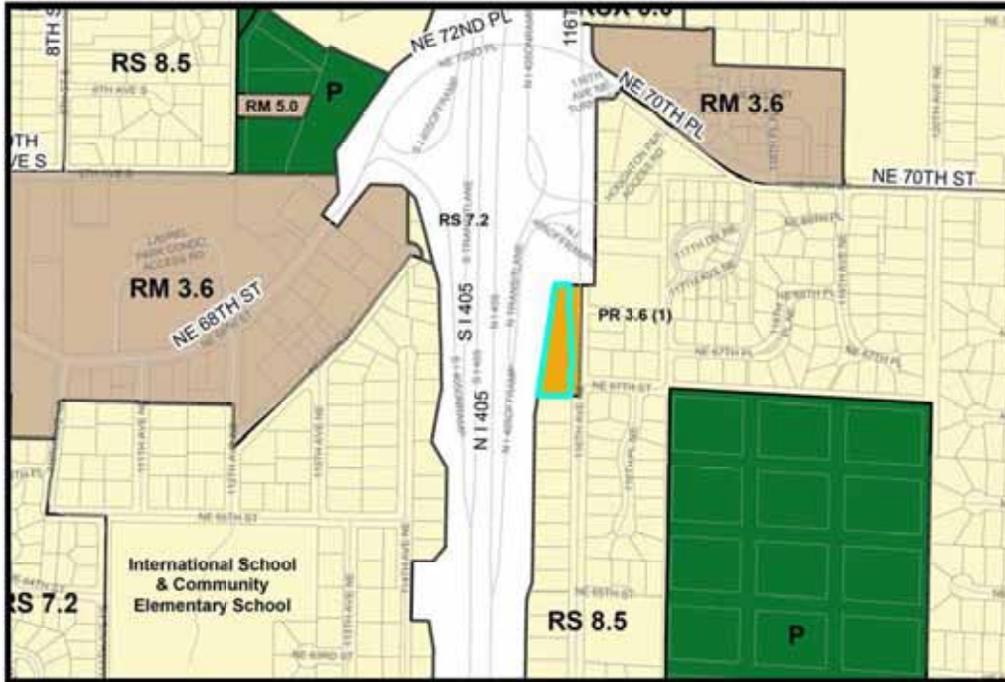


RM 5.0(2) to RM 5.0 (PIN:0925059077). Property is currently under construction and Neighborhood Plan text will be deleted.

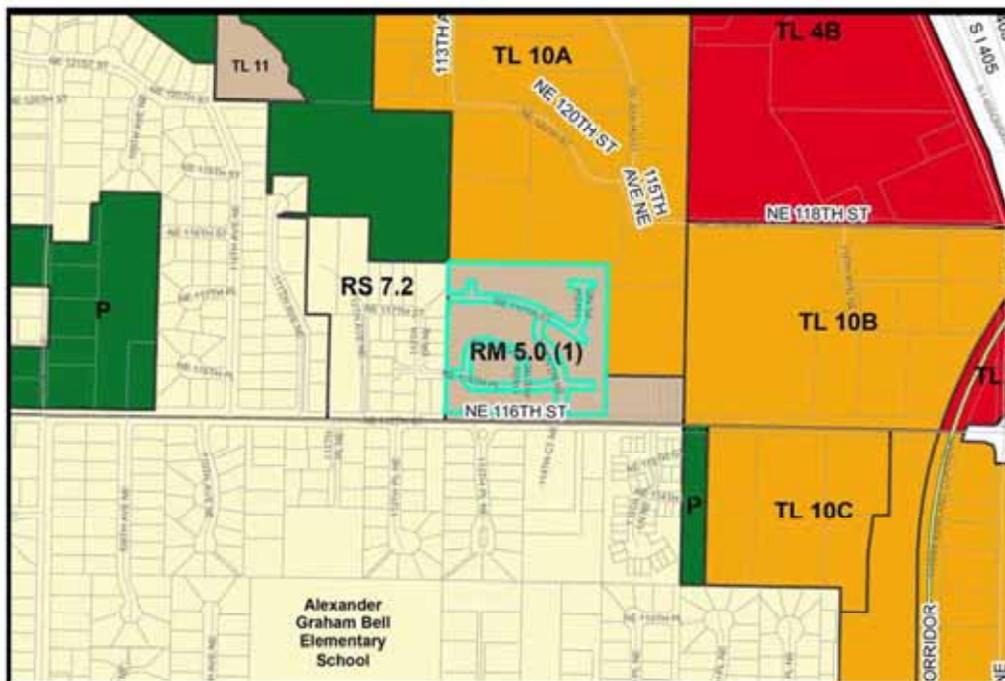


RM 3.6(1) to RM 3.6. Property is developed (PINs: 1241500155, 1241500140, 1241500141, 1241500142, 1241500143, 1241500144, 1241500145, 1241500146, 1241500147).

# Amend Zoning Map to Remove Suffix Reference to Comprehensive Plan Text

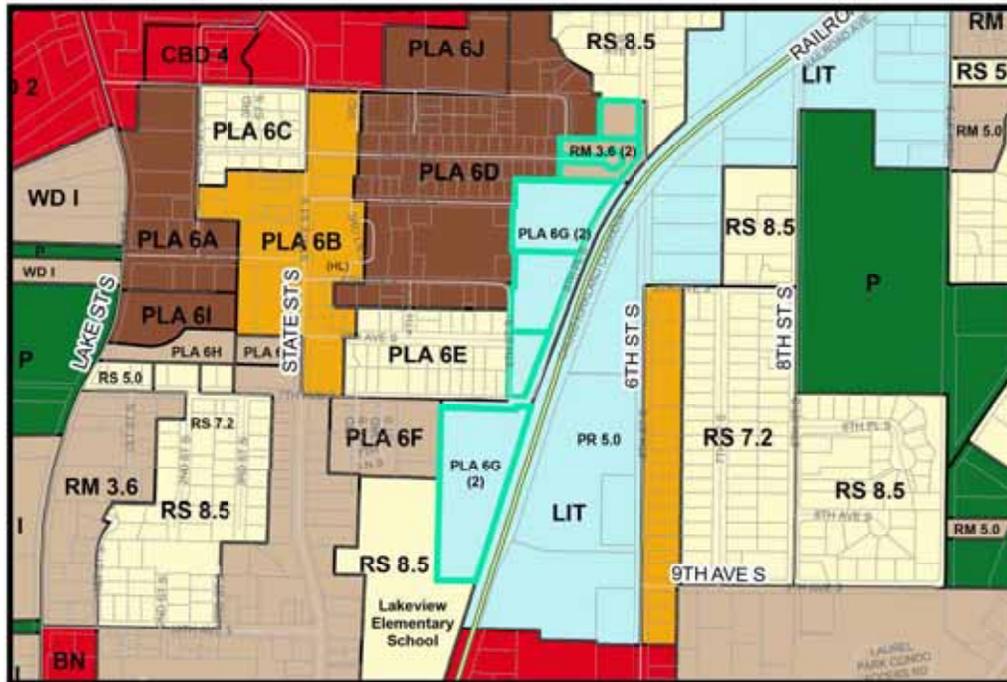


PR 3.6(1) to PR 3.6 (PIN: 0925059077). Property is developed as an office building.



RM 5.0(1) to RM 5.0 (PIN: 8044080000). Property is developed as a 81 single family detached condo project.

# Amend Zoning Map to Remove Suffix Reference to Comprehensive Plan Text



RM 3.6 (2) to RM 3.6 (PINs: 7804030000, 8598500000). Properties already developed.

PLA 6G (2) to PLA 6G (PINs: 7882600100, 7882600115, 7882600110, 7882600120). Moss Bay Plan and development regulations has been amended to no longer allow multifamily units since site has been developed as office (Google).”

PIN	TYPE	NHood
0011300220	STORMWATER POND	North Juanita
0866000060	STORMWATER POND	Kingsgate
1310480500	STORMWATER POND	Kingsgate
1310480510	STORMWATER POND	Kingsgate
1330270100	STORMWATER POND	North Juanita
1626059160	STORMWATER POND	Kingsgate
1626059173	STORMWATER POND	Kingsgate
1830700130	STORMWATER POND	Finn Hill
1853200250	STORMWATER POND	Finn Hill
1926059203	STORMWATER	Finn Hill
1926059232	STORMWATER POND	Finn Hill
1926059244	OPEN SPACE	Finn Hill
1926059245	OPEN SPACE	Finn Hill
2025550290	STORMWATER POND	North Juanita
2125400300	STORMWATER POND	Finn Hill
2125400310	STORMWATER POND	Finn Hill
2125410310	STORMWATER POND	Finn Hill
2126059282	SURFACE WATER BASIN	Kingsgate
2141250130	STORMWATER POND	Finn Hill
2540820060	STORMWATER POND	Finn Hill
2540830180	SURFACE WATER BASIN	Finn Hill
2540830190	SURFACE WATER BASIN	Finn Hill
2540850390	SURFACE WATER BASIN	Finn Hill
2540850400	STORMWATER POND	Finn Hill
2541100110	SURFACE WATER BASIN	Finn Hill
2541510070	STORMWATER POND	Finn Hill
2621730340	STORMWATER POND	Kingsgate
2783600250	STORMWATER POND	Finn Hill
2895700160	OPEN SPACE/ADJACENT TO PARK	North Juanita
3259480150	STORMWATER POND	Finn Hill
3275000190	STORMWATER POND	Kingsgate
3291500090	STORMWATER POND	Finn Hill
3574900250	STORMWATER POND	Finn Hill
3578110350	STORMWATER POND	Finn Hill
3578110360	STORMWATER POND	Finn Hill
3761700088	OPEN SPACE	Finn Hill
3761700259	SURFACE WATER BASIN	Finn Hill
3764650210	SURFACE WATER BASIN	North Juanita
3786500190	SURFACE WATER BASIN	Kingsgate
3840700657	STORMWATER POND	Finn Hill
3840700748	SURFACE WATER BASIN	Finn Hill
4055700239	SURFACE WATER BASIN	Finn Hill
5406000120	STORMWATER POND	Finn Hill
6301800310	STORMWATER POND	Finn Hill
6389970160	STORMWATER POND	Finn Hill
6717000080	STORMWATER POND	Kingsgate

7491010080 SURFACE WATER BASIN	Finn Hill
7905370650 OPEN SPACE	Finn Hill
7905370660 OPEN SPACE	Finn Hill
7905370670 OPEN SPACE	Finn Hill
8650300270 STORMWATER POND	Finn Hill
8651710460 STORMWATER POND	Finn Hill
8651720530 STORMWATER POND	Finn Hill
8651730600 SURFACE WATER BASIN	Finn Hill
8663260430 STORMWATER POND	Kingsgate
8835200985 STORMWATER POND	Kingsgate
8944310370 STORMWATER POND	Kingsgate
9379000070 STORMWATER POND	Finn Hill
9429000200 STORMWATER POND	Finn Hill
9477201680 SURFACE WATER BASIN	North Juanita
2826059001 OPEN SPACE/MISC	Kingsgate
6396000351 OPEN SPACE/MISC	Finn Hill
7905370640 OPEN SPACE/MISC	North Juanita
1119000280 OPEN SPACE	Finn Hill
1727500450 OPEN SPACE	Finn Hill
2125400320 OPEN SPACE	Finn Hill
2125410320 OPEN SPACE	Finn Hill
2540800420 OPEN SPACE	Finn Hill
2540800430 PARK	Finn Hill
2558610390 OPEN SPACE	Kingsgate
2558640370 OPEN SPACE	Kingsgate
2558650320 OPEN SPACE	Kingsgate
2558690280 STORMWATER POND/OPEN SPACE	Kingsgate
3574802030 OPEN SPACE	Finn Hill
3578110370 OPEN SPACE	Finn Hill
5422500240 OPEN SPACE	Finn Hill
7905380920 OPEN SPACE	Finn Hill
7905380930 OPEN SPACE	Finn Hill
7905380940 OPEN SPACE	Finn Hill
7905390470 OPEN SPACE	Finn Hill
7905390480 OPEN SPACE	Finn Hill
7905390490 OPEN SPACE	Finn Hill
8651700540 OPEN SPACE	Finn Hill
8651700550 OPEN SPACE	Finn Hill
8651720520 OPEN SPACE	Finn Hill
8651730590 OPEN SPACE	Finn Hill
9194100410 PARK	Finn Hill
9194100445 PARK	Finn Hill
9194100485 PARK	Finn Hill
9194100500 PARK	Finn Hill
9194100505 PARK	Finn Hill
9194100508 PARK	Finn Hill
321160TA00 PARK	North Juanita

9194100460 PARK

Finn Hill



**Examples of City Park and Open Space Properties in Annexation Area to be Rezoned from Single Family to Park/Open Space**



View looking southeast from 124th Ave NE

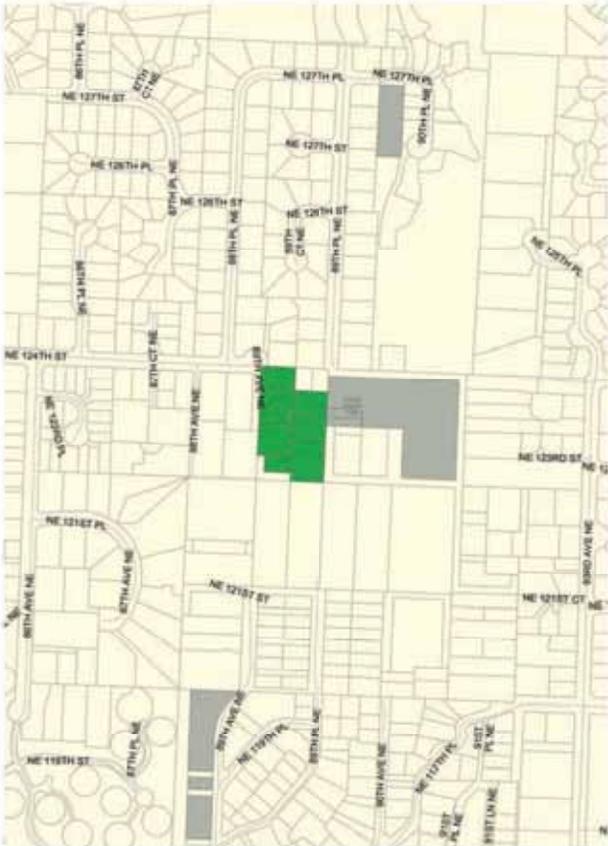


View looking south along 89th Ave NE



View looking south on property

**Neighborhood: Finn Hill  
Location: NE 124th St and  
89th Ave NE**



**Examples of City Park and Open Space Properties in Annexation Area to be Rezoned from Single Family to Park/Open Space**



View looking east from 87 Ct NE



View looking northeast from 87th Ct NE

**Neighborhood: Finn Hill  
Location: 87th Ct NE at  
NE 127th PI**



Examples of City Park and Open Space Properties in Annexation Area to be Rezoned from Single Family to Park/Open Space



View looking north on northern site



View looking east on southern site



View looking north on northern site

Neighborhood: Kingsgate
Location: along 136th Ave NE





Change Zoning and Land Use Maps: Rezone City Park and Open Space Parcels from Single Family RSA/LDR to Park/Open Space (light green colored parcels)

Lake Washington

**City-Owned Open Space  
Finn Hill Neighborhood**

-  Zoned Residential, Not Designated Park
-  Zoned Residential, Designated Park
-  Parks, Zoned 'P'
-  City Limits
-  Lakes
-  Parcels
-  Other Neighborhoods

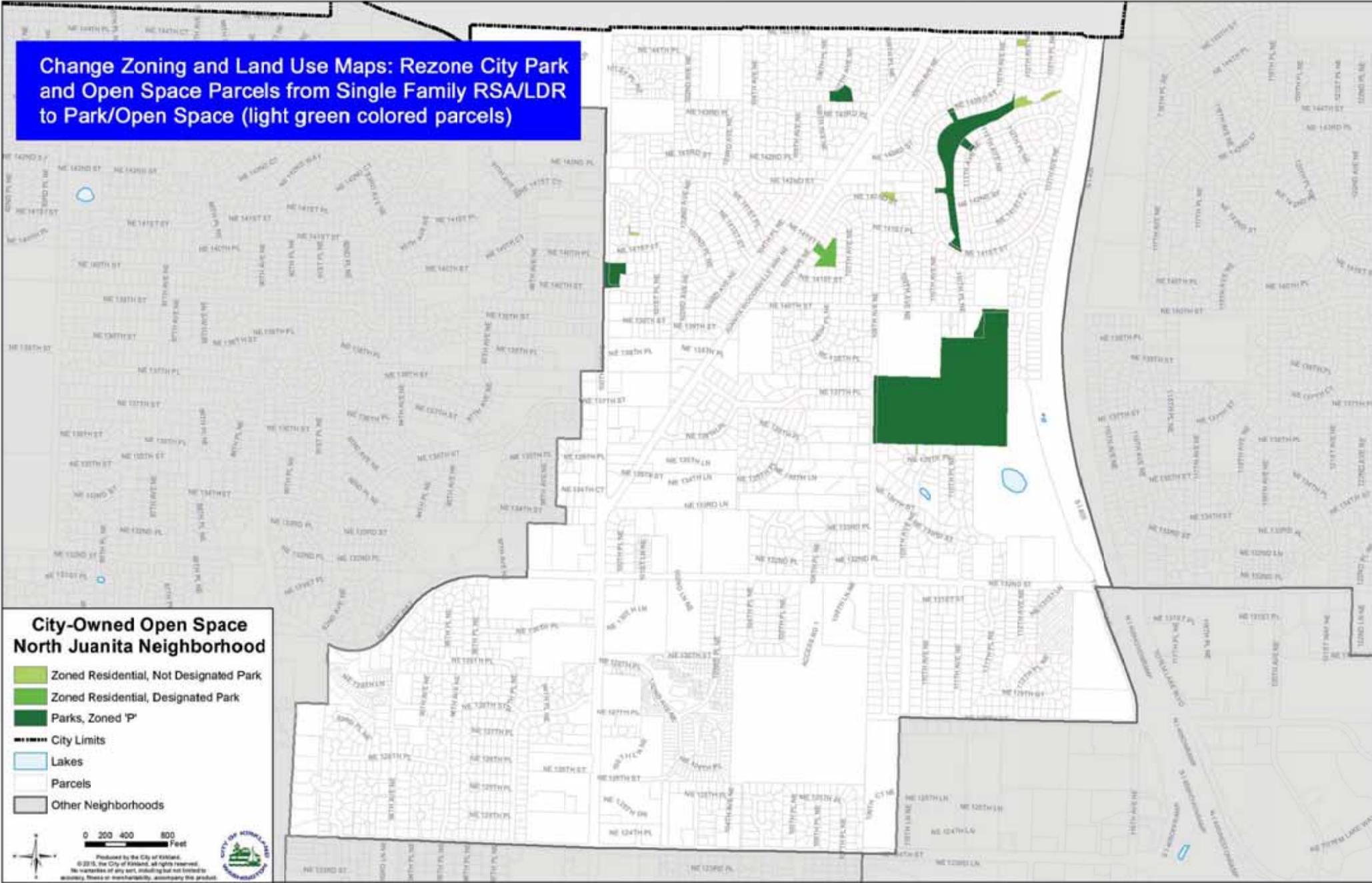


0 400 800 1,600  
Feet

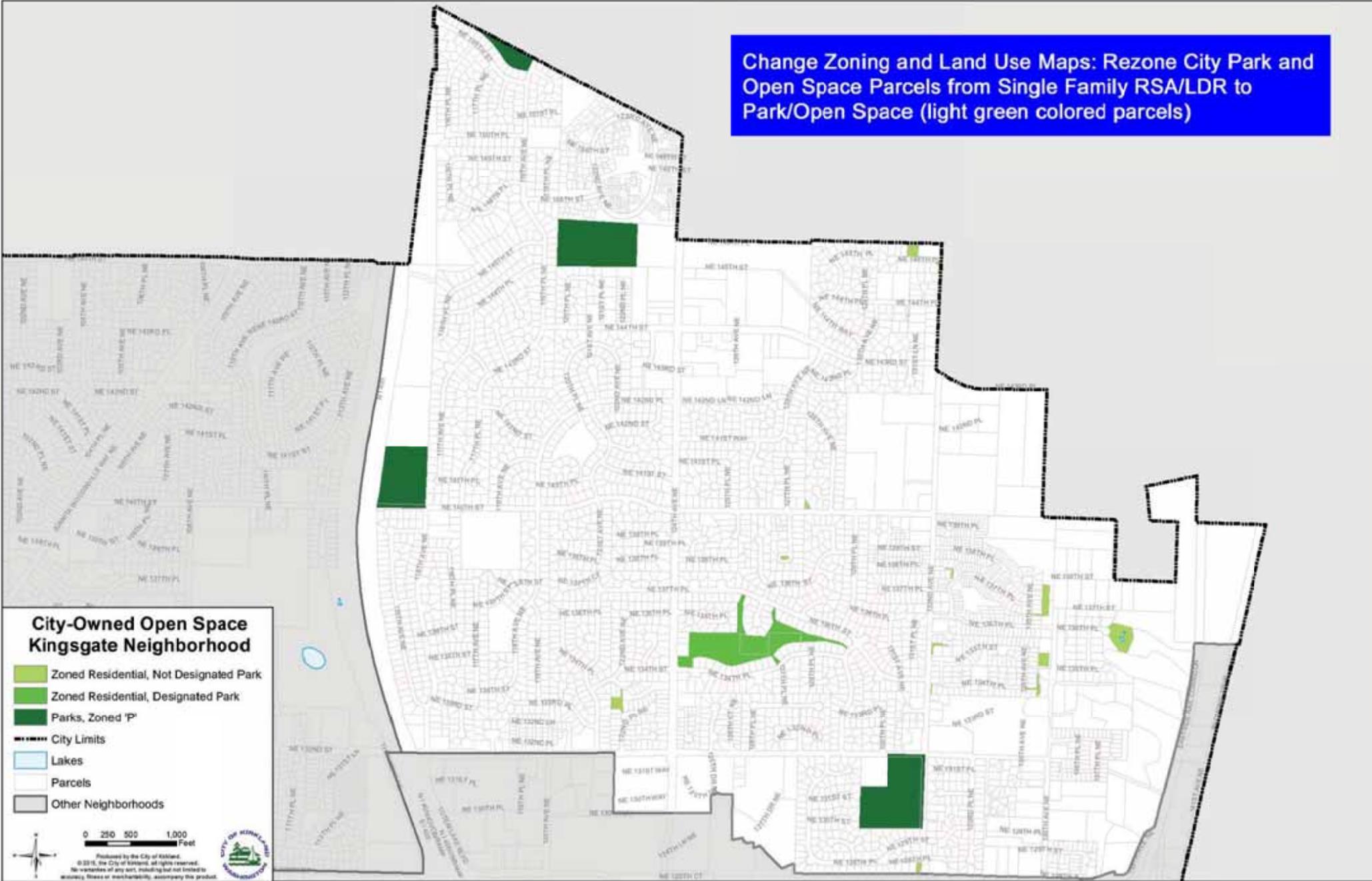


Produced by the City of Kirkland  
© 2015, the City of Kirkland, all rights reserved.  
No warranty of any sort, including but not limited to  
accuracy, fitness or merchantability, accompanies this product.

**Change Zoning and Land Use Maps: Rezone City Park and Open Space Parcels from Single Family RSA/LDR to Park/Open Space (light green colored parcels)**



**Change Zoning and Land Use Maps: Rezone City Park and Open Space Parcels from Single Family RSA/LDR to Park/Open Space (light green colored parcels)**





## ZONING CODE AMENDMENT TO CHAPTER 10

### Chapter 10 – Legal Effect/Applicability

Section 10.05 to 10.17: no changes

Section 10.20 Map Incorporation, **Corrections and Amendments**

1. The map, or set of maps, entitled City of Kirkland Zoning Map and signed by the Mayor is hereby adopted as part of this code.
2. **The Planning Director is authorized to make minor administrative corrections to the Zoning Map, such as adjusting a zoning boundary when a corrected survey results in shifting a property line or removal of suffixes that reference the associated neighborhood plan text when the affected parcel has been developed making the map notation no longer necessary.** See Chapter [130](#) KZC for information regarding amending this map.

Section 10.25 to 10.30: no changes

Section 10.35: change to subsection 3 concerning the zoning boundary for Lake Washington was reviewed earlier in the Comprehensive Plan process

Section 10.40 to 10.45: no changes



**PLA 6G Amendments**  
**Moss Bay Neighborhood Plan Implementation**

*The intent of the following amendments is to eliminate residential uses as an allowed use in the Planned Area 6G (industrial) zone. Residential uses are allowed south of 7<sup>th</sup> Avenue South if the entire PLA 6G zone south of 7<sup>th</sup> Avenue South is included. That entire area has been redeveloped as part of the Google campus and is no longer available for residential uses. The draft amendments to the Moss Bay Neighborhood Plan eliminate the policies for residential use, so the following amendments are implementing that policy direction.*

40.10.020:	Delete General Regulation 1 and renumber subsequent regulations	
40.20.010	Delete use listing for Assisted Living Facility	
40.20.070	Delete use listing for Detached, Attached or Stacked Dwelling Units	
40.20 (Special Regulations)	Delete Special Regulations PU-1, PU-2, PU-3, PU-4, PU-5, PU-5 and renumber subsequent regulations	
40.30.010	Delete use listing for Assisted Living Facility and related density /dimension standards	
40.30.070	Delete use listing for Detached, Attached or Stacked Dwelling Units and related density /dimension standards	
40.30 (Density/Dimensions)	Delete Special Regulations DD-1, DD-3, DD-4, DD-5 and renumber subsequent regulations	
40.40.010	Delete use listing for Assisted Living Facility	
40.40.070	Delete use listing for Detached, Attached or Stacked Dwelling Units	
40.40 (Development Standards)	Delete Special Regulations DS-7 and renumber subsequent regulations	



## ZONING CODE AMENDMENTS

### Chapter 40 – INDUSTRIAL ZONES (LIT/PLA 6G)

#### Sections:

- 40.05 User Guide
  - 40.05.010 Applicable Zones
  - 40.05.020 Common Code References
- 40.10 General Regulations
  - 40.10.010 LIT Zones
  - 40.10.020 PLA 6G Zones
- 40.20 Permitted Uses
- 40.30 Density/Dimensions
- 40.40 Development Standards

#### 40.05 User Guide

Step 1. Check that the zone of interest is included in KZC 40.05.010, Applicable Zones. If not, select the chapter where it is located.

Step 2. Refer to KZC 40.05.020, Common Code References, for relevant information found elsewhere in the code.

Step 3. Refer to the General Regulations in KZC 40.10 that apply to the zones as noted.

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 40.20 and read across to the column pertaining to the zone of interest. If a Use is not listed in the table, it is not allowed. A listed use is permitted unless “NP” (Not Permitted) is noted for the table. Note the Required Review Process and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (PU-1, PU-2, PU-3, etc.).

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 40.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DD-1, DD-2, DD-3, etc.).

Step 6. Find the Use of interest in the Development Standards Table in KZC 40.40 and read across the columns. Note the standards (Landscape Category, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

*Note: Not all uses listed in the Density/Dimensions and Development Standards Tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.*

#### 40.05.010 Applicable Zones

This chapter contains the regulations for uses in the industrial zones (LIT, PLA 6G) of the City:

#### 40.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.
3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Assisted Living Facility and Detached, Attached or Stacked Dwelling Units uses.
4. Chapter 115 KZC contains regulations regarding common recreational space requirements for Detached, Attached or Stacked Dwelling Units uses.
5. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.
6. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.
7. Structures located within 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136.  
(Ord. 4476 § 2, 2015)

## 40.10 General Regulations

### 40.10.010 LIT Zones

1. If the property is located in the NE 85th Street Subarea, the applicant shall install a through-block pedestrian pathway to connect an east-west pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE pursuant to the through-block pathway standards in KZC 105.19 (See Plate 34K).
2. Retail uses are prohibited unless otherwise allowed in the use zone tables.

### 40.10.020 PLA 6G Zones

1. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional affordable housing incentives and requirements.
2. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 25 feet above average building elevation (does not apply to Detached, Attached or Stacked Dwelling Units, Assisted Living Facility and Public Park uses).
3. All vehicular access shall be from the east. The site access shall be configured to structurally prevent the use of 7th Avenue South or other residential streets (does not apply to Detached, Attached or Stacked Dwelling Units, Assisted Living Facility and Public Park uses).

(Ord. 4476 § 2, 2015)

## 40.20 Permitted Uses

**Permitted Uses Table – Industrial Zones (LIT, PLA 6G)**  
(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)

Use		Required Review Process:	
		LIT	PLA 6G
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC None = No Required Review Process NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)	
40.20.010	Assisted Living Facility	NP	None 1, 2, 3, 4, 5, 6
40.20.020	Auction House	None 7, 8	NP
40.20.030	Automobile Sales	I 9	NP
40.20.040	Breweries, Wineries, and Distilleries	None 7, 10	None 10, 11, 12, 13, 14, 15
40.20.050	Community Facility	None 7	IIA 12
40.20.060	Day-Care Center	See KZC 40.20.250, School or Day-Care Center	None 16, 17, 18, 19

**Permitted Uses Table – Industrial Zones (LIT, PLA 6G)**  
**(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)**

Use		Required Review Process:	
		LIT	PLA 6G
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC None = No Required Review Process NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)	
40.20.070	Detached, Attached or Stacked Dwelling Units	NP	None 4, 5, 6
40.20.080	Entertainment, Cultural and/or Recreational Facility	None 7	NP
40.20.090	Government Facility	None 7	IIA 12
40.20.100	Hazardous Waste Treatment and Storage Facilities	None 7, 20	NP
40.20.110	High Technology	None 7, 14, 21	None 12, 15, 21
40.20.120	Industrial Laundry Facility	None 7, 14	None 11, 12, 13, 14, 15
40.20.130	Kennel	None 7, 23, 24	NP
40.20.140	Manufacturing	NP	None 11, 12, 13, 14, 15
40.20.150	Mini-Day-Care Center	None 7, 16, 17, 18	None 16, 17, 18, 19
40.20.160	Office Use	None 7	None 12, 15
40.20.170	Packaging of Prepared Materials Manufacturing	None 7, 11, 14	NP
40.20.180	Public Park	See KZC 45.50 for required review process.	
40.20.190	Public Utility	None 7	IIA 12
40.20.200	Recycling Center	None 7, 26	NP
40.20.210	Restaurant	None 7, 19, 27	NP
40.20.220	Retail Establishment Providing Banking and Related Financial Services	None 7, 19, 27	NP
40.20.230	Retail Establishment Providing Rental Services	None 7	NP

**Permitted Uses Table – Industrial Zones (LIT, PLA 6G)**  
**(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)**

Use		Required Review Process:	
		LIT	PLA 6G
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC None = No Required Review Process NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)	
40.20.240	Retail Establishment Providing Storage Services	None 7, 28, 29	None 28, 29
40.20.245	Retail Establishment Selling Marijuana or Products Containing Marijuana	None 7, 30, 31	NP
40.20.250	School or Day-Care Center	None 7, 16, 17, 18	Schools are NP, see KZC 40.20.060 for Day-Care Centers
40.20.260	Vehicle or Boat Repair, Services, Storage, or Washing	None 7, 25	NP
40.20.270	Warehouse Storage Service	None 7, 14	None 11, 12, 13, 14, 15
40.20.280	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	None 7	None 11, 12, 13, 14, 15
40.20.290	Wholesale Printing or Publishing	None 7, 14	None 11, 12, 13, 14, 15
40.20.300	Wholesale Trade	None 7, 14	None 11, 12, 13, 14, 15

**Permitted Uses (PU) Special Regulations:**

- ~~PU-1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.~~
- ~~PU-2. 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.~~
- ~~PU-3. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.~~
- ~~PU-4. Site design must provide for a bicycle and pedestrian path connection to Lakeview Elementary School and be available for public use.~~
- ~~PU-5. All vehicular access shall be from 7th Avenue South. Access from 5th Place South is prohibited.~~
- ~~PU-6. This use is only permitted south of 7th Avenue South and only if the entire PLA 6G zone south of 7th Avenue South is included.~~
- PU-7. Within the NE 85th Street Subarea, D.R., Chapter 142 KZC.
- PU-8. Livestock auctions are not permitted.
- PU-9. a. This use is permitted only on properties that adjoin 8th Street or 7th Avenue in the Norkirk neighborhood.  
 b. Outdoor automobile sales, storage, and display are not permitted.

- c. Outdoor sound systems are not permitted.
  - d. Outdoor balloons, streamers, and inflatable objects are not permitted.
  - e. Test drives must be accompanied by an employee through the LIT zone and limited to 8th Street, 7th Avenue, and either 6th Street or 114th Avenue NE en route to Central Way/NE 85th Street.
  - f. Hours of operation are limited to 7:00 a.m. to 8:00 p.m.
  - g. This use primarily entails the sale of alternative fuel vehicles such as biodiesel, ethanol, and electric vehicles.
- PU-10. May include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (50 percent if the property is located within 150 feet of the Cross Kirkland Corridor).
- PU-11. 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.
- PU-12. 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.
- PU-13. Outdoor storage and fabrication are not permitted.
- PU-14. No more than 20 percent of the gross floor area may be utilized for accessory uses such as wholesale, office, retail or service.
- PU-15. Use shall not create noise, glare, light, dust, fumes, and other adverse conditions which disrupt the residential character of the surrounding area.
- PU-16. A six-foot-high fence is required along the property lines adjacent to the outside play areas.
- PU-17. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- PU-18. May include accessory living facilities for staff persons.
- PU-19. 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; and
  - b. The use is integrated into the design of the building.
- PU-20. Must comply with the state siting criteria adopted in accordance with RCW [70.105.210](#).
- PU-21. 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.
- PU-22. Reserved.
- PU-23. Must provide suitable shelter for the animals.
- PU-24. Must maintain a clean, healthful environment for the animals.
- PU-25. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
- PU-26. May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.

- PU-27. This use is permitted if accessory to a primary use, and there is no vehicle drive-in or drive-through.
- PU-28. May include accessory living facilities for resident security manager.
- PU-29. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland Corridor.
- PU-30. Permitted only where 50 percent of the boundaries of the LIT zone adjoin commercial zones.
- PU-31. Not permitted on school walk routes shown on Plate 46.  
(Ord. 4479 § 2, 2015; Ord. 4476 § 2, 2015)

### 40.30 Density/Dimensions

#### Density/Dimensions Table – Industrial Zones (LIT, PLA 6G)

(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.40, Development Standards Table)

USE	Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation	
		Front	Side	Rear			
40.30.010	Assisted Living Facility <sup>4</sup>	3,600 sq. ft.	20'	5' <sup>5</sup>	10'	60%	3'
40.30.020	Auction House	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.030	Automobile Sales	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.040	Breweries, Wineries, and Distilleries	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>
40.30.050	Community Facility	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.060	Day-Care Center	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.070	Detached, Attached or Stacked Dwelling Units	3,600 sq. ft. per dwelling unit	20'	Detached units: 5' Attached or stacked units: 5' <sup>5-4</sup>	10' <sup>5</sup>	60%	30' above ABE. <sup>3</sup>
40.30.080	Entertainment, Cultural and/or Recreational Facility	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.090	Government Facility	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.100	Hazardous Waste Treatment and Storage Facilities	None	30'	0'	0'	90%	35' above ABE. <sup>6</sup>
40.30.110	High Technology	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.120	Industrial Laundry Facility	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>
40.30.130	Kennel	None	20' <sup>7</sup>	0' <sup>7</sup>	0' <sup>7</sup>	80%	35' above ABE. <sup>3</sup>

**Density/Dimensions Table – Industrial Zones (LIT, PLA 6G)**  
 (Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.40, Development Standards Table)

USE	Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation	
		Front	Side	Rear			
40.30.140	Manufacturing	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>
40.30.150	Mini-Day-Care	None	LIT: 20' PLA 6G: 30'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.160	Office Use	None	20' <sup>9</sup>	0' <sup>9</sup>	0' <sup>9</sup>	70%	LIT: 35' above ABE. <sup>8</sup> PLA 6G: 35' above ABE. <sup>3</sup>
40.30.170	Packaging of Prepared Materials Manufacturing	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>
40.30.180	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.					
40.30.190	Public Utility	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.200	Recycling Center	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.210	Restaurant	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.220	Retail Establishment Providing Banking and Related Financial Services	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.230	Retail Establishment Providing Rental Services	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.240	Retail Establishment Providing Storage Services	None	20'	0'	0'	LIT: 90% PLA 6G: 80%	35' above ABE. <sup>3</sup>
40.30.245	Retail Establishment Selling Marijuana or Products Containing Marijuana	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.250	School or Day-Care Center	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>
40.30.260	Vehicle or Boat Repair, Services, Storage, or Washing	None	20'	0'	0'	80%	35' above ABE. <sup>3</sup>

**Density/Dimensions Table – Industrial Zones (LIT, PLA 6G)**  
 (Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.40, Development Standards Table)

USE	Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
		Front	Side	Rear		
40.30.270 Warehouse Storage Service	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>
40.30.280 Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	None	20'	0'	0'	LIT: 80% PLA 6G: 90%	35' above ABE. <sup>3</sup>
40.30.290 Wholesale Printing or Publishing	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>
40.30.300 Wholesale Trade	None	20'	0'	0'	90%	35' above ABE. <sup>3</sup>

**Density/Dimensions (DD) Special Regulations:**

- DD-1. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met:
- Project is of superior design, and
  - Project will not create impacts that are substantially different than would be created by a permitted multifamily development.
- DD-2. Five feet but two side yards must equal at least 15 feet.
- DD-3. If adjoining a low density zone other than RSX, then 25 feet above average building elevation (does not apply to institutional uses in low density zones).
- DD-4. 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.
- DD-5. 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.
- DD-6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150 KZC, if:
- It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
  - The need for an increase in height is directly related to the hazardous waste treatment and/or storage activity; and
  - The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above ABE. The need for additional setback yards will be determined as part of the review of any request to increase structure height.
- DD-7. Outside runs and other 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.

- DD-8. a. If adjoining a low density zone other than RSX, then 25 feet above average building elevation (does not apply to institutional uses in low density zones); and
- b. In the Norkirk neighborhood, south of 7th Avenue and west of 8th Street, maximum height is 40 feet above average building elevation, with no limit on number of stories.
- DD-9. The following regulations apply only to veterinary offices:
- a. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

(Ord. 4479 § 2, 2015; Ord. 4476 § 2, 2015)

## 40.40 Development Standards

### Development Standards Table – Industrial Zones (LIT, PLA 6G)

(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

Use	Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
40.40.010 Assisted Living Facility	D	A	1.7 per independent unit. 1 per assisted living unit. <sup>2</sup>
40.40.020 Auction House	B <sup>1</sup>	E	1 per each 300 sq. ft. of gross floor area.
40.40.030 Automobile Sales	A	C <sup>2</sup>	See KZC 105.25.
40.40.040 Breweries, Wineries, and Distilleries <sup>3</sup>	A	C	1 per each 1,000 sq. ft. of gross floor area. Tasting rooms, 1 per each 100 sq. ft. of gross floor area. <sup>4</sup>
40.40.050 Community Facility <sup>3</sup>	C <sup>5</sup>	B	See KZC 105.25.
40.40.060 Day-Care Center	D	B	See KZC 105.25. <sup>6</sup>
40.40.070 Detached, Attached or Stacked Dwelling Units	D	A	1.7 per unit.
40.40.080 Entertainment, Cultural and/or Recreational Facility	B	E	See KZC 105.25.
40.40.090 Government Facility <sup>3</sup>	C <sup>5</sup>	B	See KZC 105.25.
40.40.100 Hazardous Waste Treatment and Storage Facilities	A	C	1 per each 1,000 sq. ft. of gross floor area.
40.40.110 High Technology <sup>3</sup>	LIT: A <sup>15</sup> PLA 6G: A	D	LIT: See KZC 105.25. <sup>8, 15</sup> PLA 6G: See KZC 105.25. <sup>4, 8</sup>
40.40.120 Industrial Laundry Facility <sup>3</sup>	LIT: A <sup>15</sup> PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>
40.40.130 Kennel	B	E	LIT: 1 per each 300 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>

**Development Standards Table – Industrial Zones (LIT, PLA 6G)**  
 (Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
40.40.140	Manufacturing <sup>3</sup>	A	C	1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>
40.40.150	Mini-Day-Care Center	LIT: D PLA 6G: E	B	See KZC 105.25. <sup>9, 10</sup>
40.40.160	Office Use <sup>3</sup>	C <sup>11</sup>	LIT: E PLA 6G: D	LIT: 1 per each 300 sq. ft. of gross floor area. <sup>12</sup> PLA 6G: 1 per each 300 sq. ft. of gross floor area. <sup>4, 12</sup>
40.40.170	Packaging of Prepared Materials Manufacturing	LIT: A <sup>15</sup> PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. <sup>15</sup> PLA 6G: 1 per each 1,000 sq. ft. of gross floor area.
40.40.180	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.		
40.40.190	Public Utility <sup>3</sup>	LIT: C <sup>5</sup> PLA 6G: A <sup>5</sup>	B	See KZC 105.25.
40.40.200	Recycling Center	A	C	See KZC 105.25.
40.40.210	Restaurant	B	E	1 per each 100 sq. ft. of gross floor area.
40.40.220	Retail Establishment Providing Banking and Related Financial Services	B	E	1 per each 300 sq. ft. of gross floor area.
40.40.230	Retail Establishment Providing Rental Services	B <sup>1</sup>	E	1 per each 1,000 sq. ft. of gross floor area.
40.40.240	Retail Establishment Providing Storage Services <sup>3</sup>	A	E	LIT: See KZC 105.25. PLA 6G: See KZC 105.25. <sup>4</sup>
40.40.245	Retail Establishment Selling Marijuana or Products Containing Marijuana	B	E	1 per each 300 sq. ft. of gross floor area.
40.40.250	School or Day-Care Center	D	B	See KZC 105.25. <sup>10, 13</sup>
40.40.260	Vehicle or Boat Repair, Services, Storage, or Washing	A	E	See KZC 105.25. <sup>14</sup>
40.40.270	Warehouse Storage Service <sup>3</sup>	LIT: A <sup>15</sup> PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>
40.40.280	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control <sup>3</sup>	LIT: B <sup>1</sup> PLA 6G: A	LIT: E PLA 6G: C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>
40.40.290	Wholesale Printing and Publishing <sup>3</sup>	LIT: A <sup>15</sup> PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>

**Development Standards Table – Industrial Zones (LIT, PLA 6G)**  
 (Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
40.40.300	Wholesale Trade <sup>3</sup>	LIT: A <sup>15</sup> PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. <sup>4</sup>

**Development Standards (DS) Special Regulations:**

- DS-1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
- DS-2. Cabinet signs are not permitted.
- DS-3. In the PLA 6G zone, 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.
- DS-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.
- DS-5. 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.
- DS-6. An on-site passenger loading area must be provided if this use can accommodate five or more children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.
- ~~DS-7. If a nursing home use is included, the following parking standards shall apply to the nursing home portion of the facility:  
 a. One parking stall shall be provided for each bed.~~
- DS-8. If manufacturing, then one per each 1,000 square feet of gross floor area. If office, then one per 300 square feet of gross floor area.
- DS-9. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- DS-10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- DS-11. 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.
- DS-12. If a medical, dental, or veterinary office, then one per each 200 square feet of gross floor area.
- DS-13. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.
- DS-14. 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.
- DS-15. The landscaping and parking requirements for accessory uses such as wholesale, office, retail or service will be the same as for the primary use.



