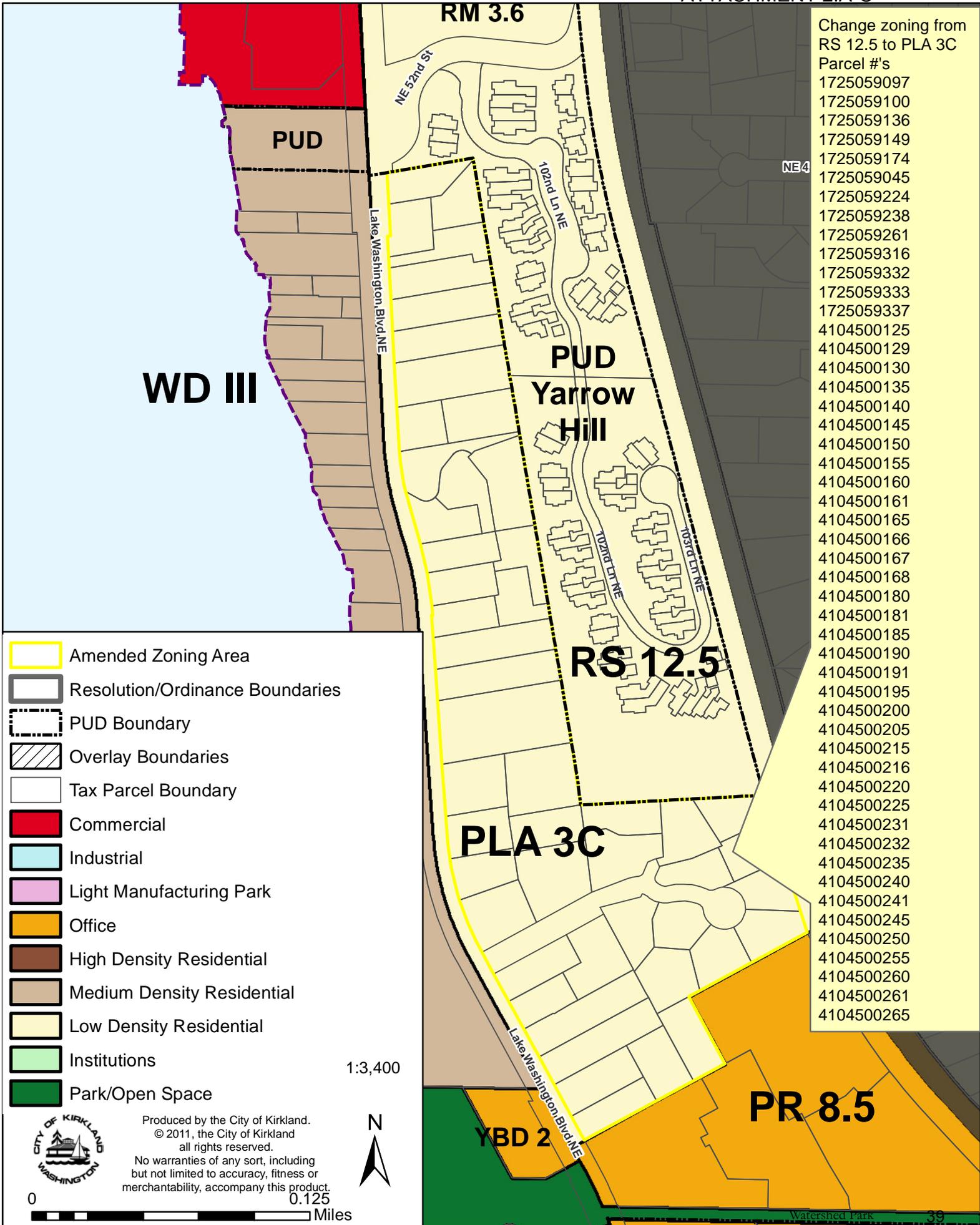


Potential Comprehensive Plan & Zoning Map Changes

ATTACHMENT 2.A-C



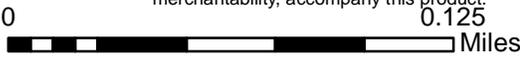
- Change zoning from RS 12.5 to PLA 3C
- Parcel #'s
- 1725059097
  - 1725059100
  - 1725059136
  - 1725059149
  - 1725059174
  - 1725059045
  - 1725059224
  - 1725059238
  - 1725059261
  - 1725059316
  - 1725059332
  - 1725059333
  - 1725059337
  - 4104500125
  - 4104500129
  - 4104500130
  - 4104500135
  - 4104500140
  - 4104500145
  - 4104500150
  - 4104500155
  - 4104500160
  - 4104500161
  - 4104500165
  - 4104500166
  - 4104500167
  - 4104500168
  - 4104500180
  - 4104500181
  - 4104500185
  - 4104500190
  - 4104500191
  - 4104500195
  - 4104500200
  - 4104500205
  - 4104500215
  - 4104500216
  - 4104500220
  - 4104500225
  - 4104500231
  - 4104500232
  - 4104500235
  - 4104500240
  - 4104500241
  - 4104500245
  - 4104500250
  - 4104500255
  - 4104500260
  - 4104500261
  - 4104500265

- Amended Zoning Area
- Resolution/Ordinance Boundaries
- PUD Boundary
- Overlay Boundaries
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space

1:3,400

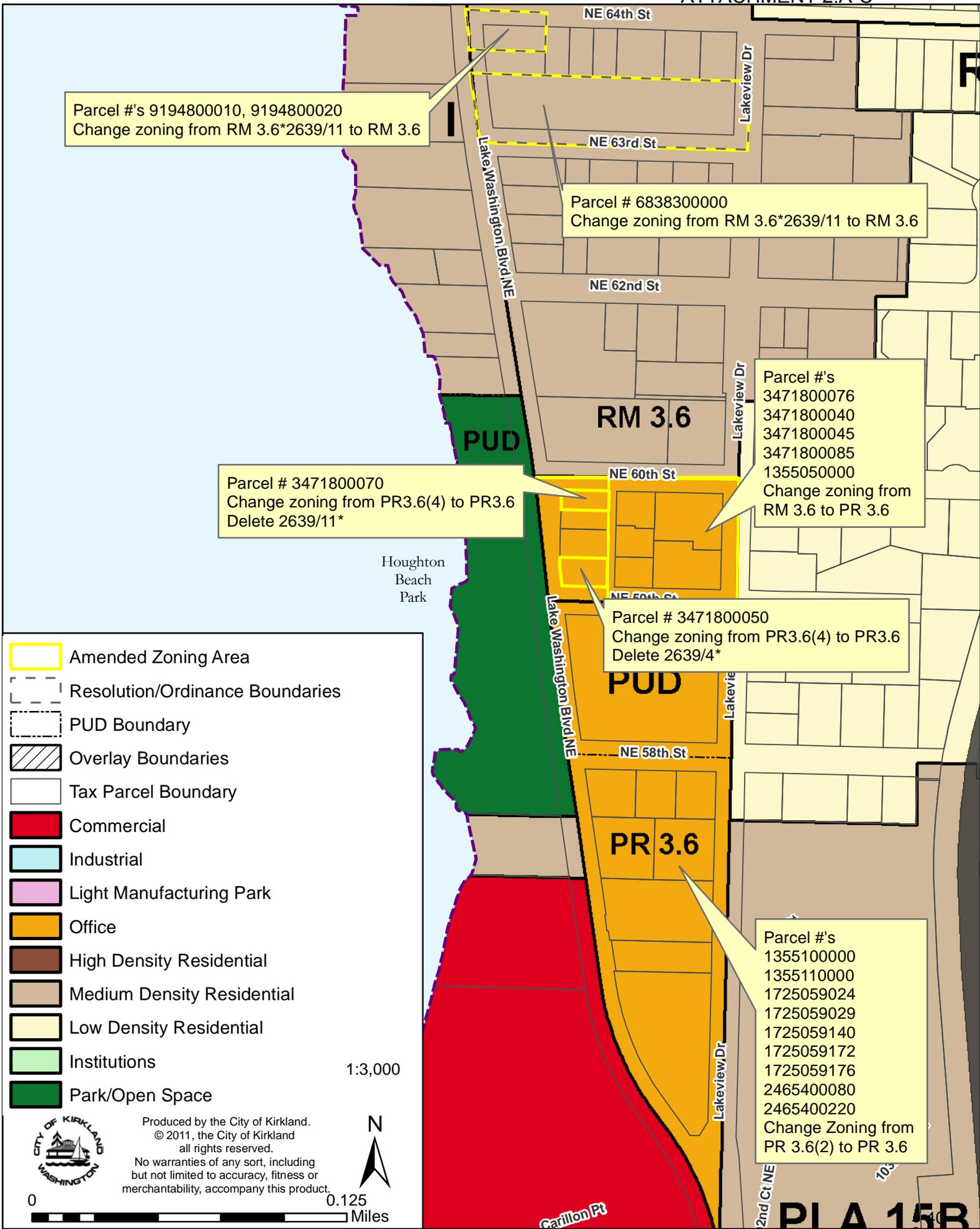


Produced by the City of Kirkland.  
 © 2011, the City of Kirkland  
 all rights reserved.  
 No warranties of any sort, including  
 but not limited to accuracy, fitness or  
 merchantability, accompany this product.



# Potential Comprehensive Plan & Zoning Map Changes

ATTACHMENT 2.A-C



Parcel #'s 9194800010, 9194800020  
Change zoning from RM 3.6\*2639/11 to RM 3.6

Parcel # 6838300000  
Change zoning from RM 3.6\*2639/11 to RM 3.6

Parcel # 3471800070  
Change zoning from PR3.6(4) to PR3.6  
Delete 2639/11\*

Parcel #'s  
3471800076  
3471800040  
3471800045  
3471800085  
1355050000  
Change zoning from  
RM 3.6 to PR 3.6

Parcel # 3471800050  
Change zoning from PR3.6(4) to PR3.6  
Delete 2639/4\*

Parcel #'s  
1355100000  
1355110000  
1725059024  
1725059029  
1725059140  
1725059172  
1725059176  
2465400080  
2465400220  
Change Zoning from  
PR 3.6(2) to PR 3.6

- Amended Zoning Area
- Resolution/Ordinance Boundaries
- PUD Boundary
- Overlay Boundaries
- Tax Parcel Boundary
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space

1:3,000



Produced by the City of Kirkland.  
© 2011, the City of Kirkland  
all rights reserved.  
No warranties of any sort, including  
but not limited to accuracy, fitness or  
merchantability, accompany this product.

N



0 0.125 Miles

PLA 15B

# Yarrow Bay Business District Zoning Map Changes

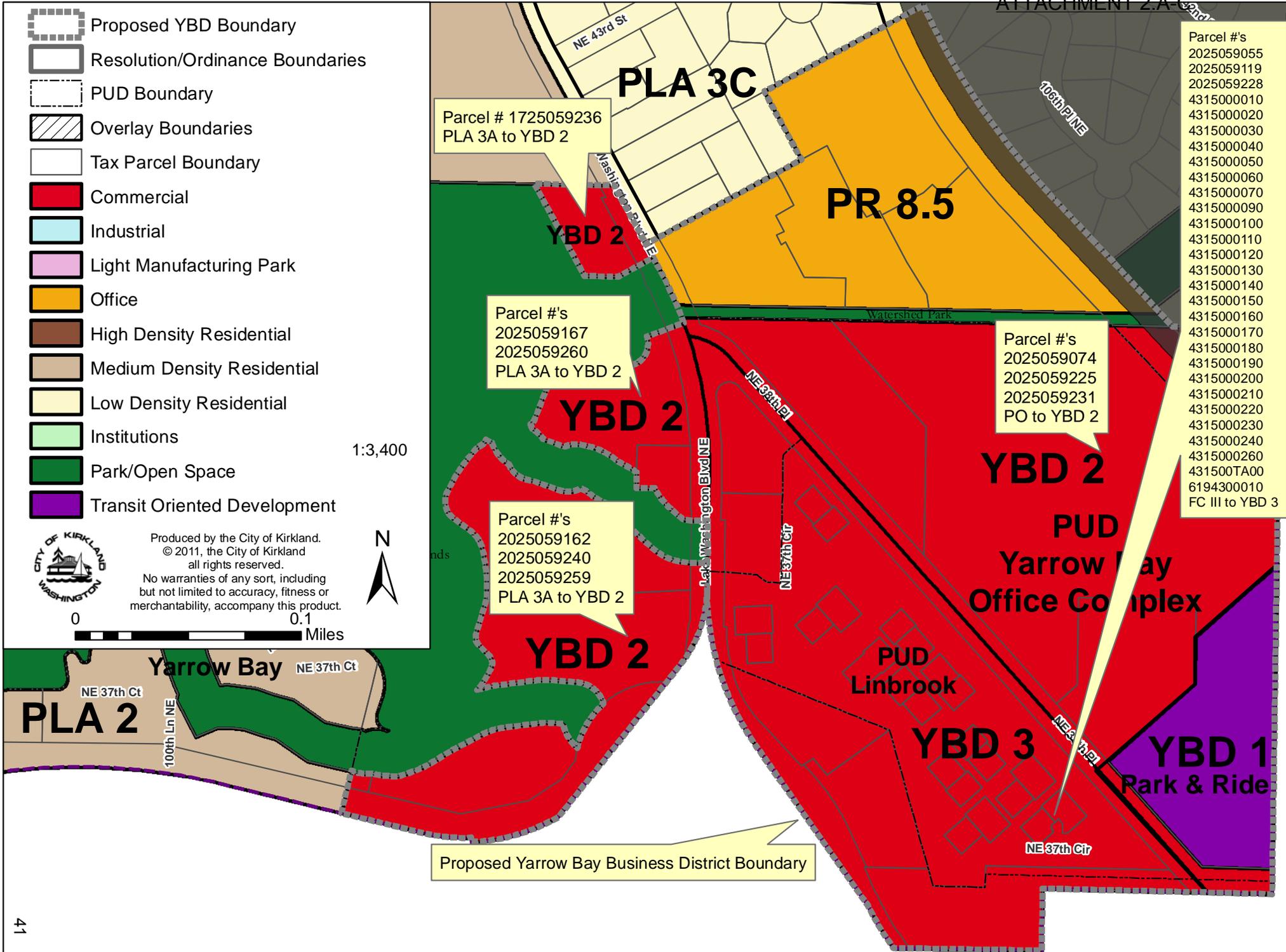
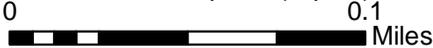
ATTACHMENT 2.A - General

-  Proposed YBD Boundary
-  Resolution/Ordinance Boundaries
-  PUD Boundary
-  Overlay Boundaries
-  Tax Parcel Boundary
-  Commercial
-  Industrial
-  Light Manufacturing Park
-  Office
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Institutions
-  Park/Open Space
-  Transit Oriented Development

1:3,400



Produced by the City of Kirkland.  
 © 2011, the City of Kirkland  
 all rights reserved.  
 No warranties of any sort, including  
 but not limited to accuracy, fitness or  
 merchantability, accompany this product.



Parcel # 1725059236  
 PLA 3A to YBD 2

Parcel #'s  
 2025059167  
 2025059260  
 PLA 3A to YBD 2

Parcel #'s  
 2025059162  
 2025059240  
 2025059259  
 PLA 3A to YBD 2

Parcel #'s  
 2025059074  
 2025059225  
 2025059231  
 PO to YBD 2

Parcel #'s  
 2025059055  
 2025059119  
 2025059228  
 4315000010  
 4315000020  
 4315000030  
 4315000040  
 4315000050  
 4315000060  
 4315000070  
 4315000090  
 4315000100  
 4315000110  
 4315000120  
 4315000130  
 4315000140  
 4315000150  
 4315000160  
 4315000170  
 4315000180  
 4315000190  
 4315000200  
 4315000210  
 4315000220  
 4315000230  
 4315000240  
 4315000260  
 431500TA00  
 6194300010  
 FC III to YBD 3

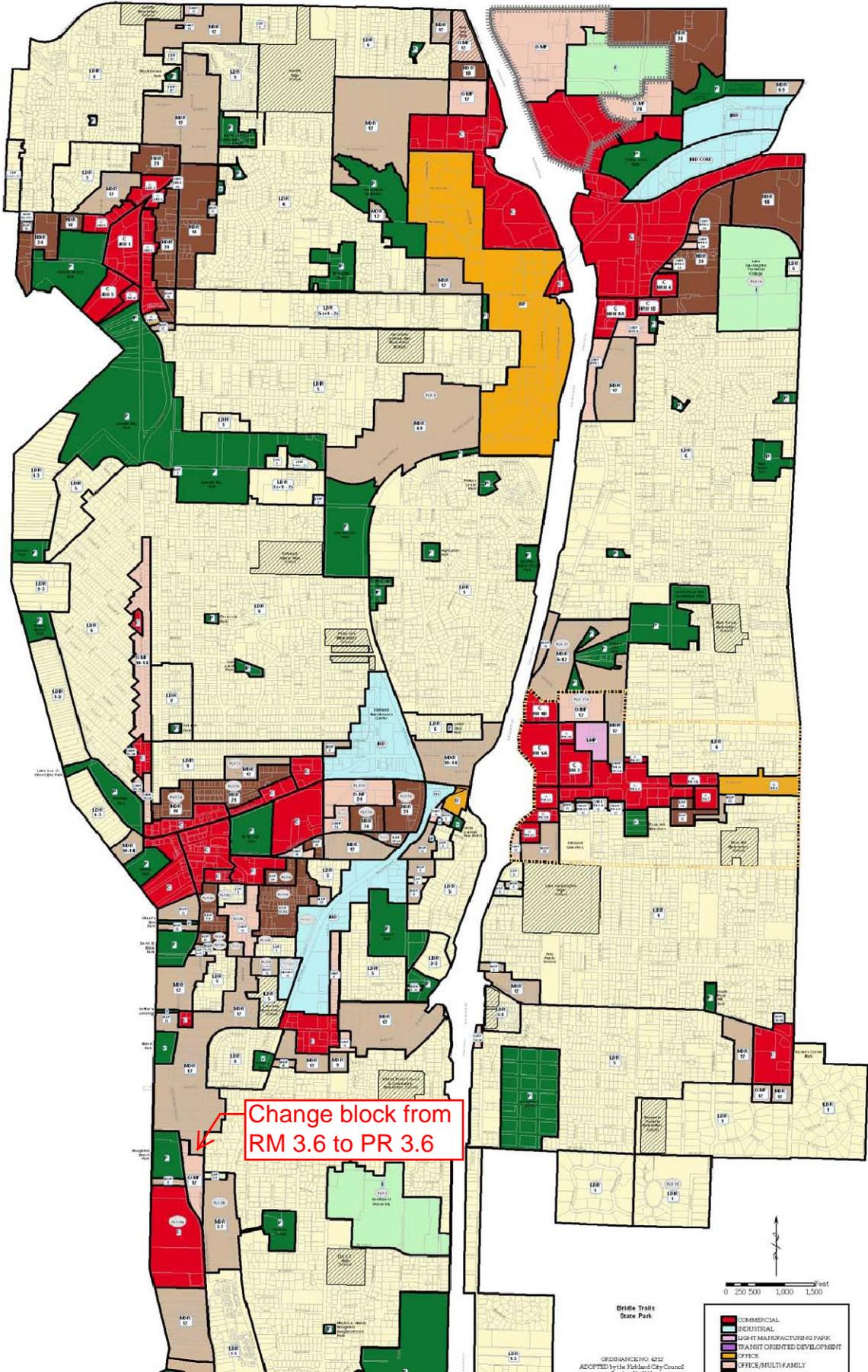
Proposed Yarrow Bay Business District Boundary



Proposed amendments  
to Land Use Map LU-1

# CITY OF KIRKLAND COMPREHENSIVE LAND USE MAP

Department of Planning and Community Development





## LAKEVIEW NEIGHBORHOOD PLAN UPDATE

## List of Proposed Code Amendments to Zoning Code, Municipal Code and Zoning Map Changes

Revised July 19, 2011

See Attached Draft Code Amendments:

## Zoning Code Sections

- A. Table of Contents revisions
- B. 5.10 Definitions
  - i. .145 Commercial Zones- add YBD
  - ii. .490 low density zones add PLA 3C
  - iii. .513 maximum dwelling units per acre- insert text regarding PLA 3C
  - iv. .595 office zones- delete FCIII and PLA 3A
  - v. .785 residential zones-add PLA 3C
- C. 10.25 delete FCIII zone and insert YBD zones
- D. Delete the requirement for parcels abutting Lake Washington Blvd or Lake St So that the required yard must be increased two feet for each one foot the structure exceeds 25 ft. – Applies to RM 20.08, PR 25.08, WD I 30.10, WD III 30.30 BN 40.08, PLA 3B 60.27, PLA 6A 60.55, PLA 6I 60.95.
- E. 25.08 PR Zones
  - i. PR 3.6(2) - Allow neighborhood oriented businesses except if property fronts and is oriented to Lakeview Dr. Delete prefix (2) on map
  - ii. PR 3.6(4) zone- Two parcels north of Kidd Valley- Amend the types of uses that can locate there, add special regulations that describe development standards in policies. Reduce level of review process. Delete prefix (4) on map.
  - iii. Add Design Review applies to PR zone in YBD District
- F. 35 delete FCIII use Chapter.
- G. Insert new Chapter 56 for YBD charts-Yarrow Bay Business District Subareas YBD 2 and 3. Includes parcels currently zoned PO, FCIII, PR 8.5, and PLA 3A. Add to the allowed uses a broader range of commercial uses such as retail (limit size of standalone uses), banks, hotel, motel and housing. Increase building height from 30' to 55' and 60'.
- H. 60.17 PLA 2A delete Special Regulation #2. Regarding if portions of property are in PLA 3A. No longer relevant. Property was donated to become Yarrow Bay Wetlands
- I. 60.20- Delete existing PLA 3A use zone charts
- J. 60.20 Insert new PLA 3C use zone charts
- K. 92 Design Regulations- insert YBD reference
- L. 100.50 Add Lakeview Drive as a designated corridor. As a result no internal lit or electrical signs will be allowed. Add to 100.52 cabinet signs are prohibited in YBD.
- M. 105.58 delete #1 after YBD 1 so that all YBD zones will prohibit parking areas between the building and street (unless no feasible alternative exists)
- N. 110.52 insert YBD zone for street improvements that are referenced in Plate 34M
- O. 115.42 insert text that FAR would apply in PLA 3C for lots less than 7,200 sq. ft. and two unit homes and in RS zones where small lot provisions are uses.
- P. 142.25. insert reference to Design Guidelines in YBD
- Q. 142.37 Design Departure in YBD for required yards
- R. 180 Plate 34 L revise to show location for potential pedestrian pathways in YBD
- S. 180 Plate 34 M new plate describing required street improvements in YBD.

## Municipal Code

- T. Subdivision Section 22.28.040 insert text that states that lot averaging and the small lot single family do not apply to the new PLA 3C zone.
- U. Design Review Board Section 3.30.040 Add Design Guidelines for Yarrow Bay Business District.

## Potential Zoning Map Changes

- 1. Rezone group of RS 12.5 parcels on South Houghton Slope to PLA 3C.
- 2. Delete neighborhood plan prefix - 2639/11 and 2639/4 in RM 3.6 from Zoning Map. Parcels have redeveloped.
- 3. Proposal to rezone RM 3.6 block to PR 3.6 between NE 60<sup>th</sup> ST and NE 59<sup>th</sup> ST
- 4. Change PO, FCIII, PLA 3A, to new YBD 2 and YBD 3 zones and add Yarrow Bay Business District boundary



This code contains zoning regulations for the Finn Hill, North Juanita, and Kingsgate annexation areas as adopted by the Kirkland City Council through Ordinance 4196. The effective date of the annexation and Ordinance 4196 zoning regulations is June 1, 2011.

### TABLE OF CONTENTS

Chapter 1	– User Guide .....	1
Chapter 5	– Definitions .....	5
Chapter 10	– Legal Effect/Applicability .....	25
Chapter 15	– Single-Family Residential (RS) Zones .....	29
Chapter 17	– Single-Family Residential X (RSX) Zones .....	37
Chapter 18	– Single-Family Residential A (RSA) Zones .....	44.1
Chapter 20	– Multifamily Residential (RM and RMA) Zones .....	45
Chapter 25	– Professional Office Residential (PR) and Professional Office Residential A (PRA) Zones .....	53
Chapter 27	– Professional Office (PO) Zones .....	61
Chapter 30	– Waterfront District (WD) Zones	
	WDI Zone .....	67
	WDII Zone .....	81
	WDIII Zone .....	91
<del>Chapter 35</del>	<del>– Freeway Commercial (FC) Zones</del>	
	<del>FCIII Zone .....</del>	<del>123</del>
Chapter 40	– Neighborhood Business (BN) Zones and Neighborhood Business A (BNA) Zones .....	129
Chapter 45	– Community Business (BC, BC 1 and BC 2) Zones .....	135
Chapter 47	– Community Business X (BCX) Zones .....	143
Chapter 48	– Light Industrial Technology (LIT) Zones .....	150.1
Chapter 49	– Park/Public Use (P) Zone .....	150.9
Chapter 50	– Central Business District (CBD) Zones	
	CBD-1A, 1B.....	151
	CBD-2 .....	157
	CBD-3 .....	169
	CBD-4 .....	177
	CBD-5 .....	181
	CBD-5A .....	187
	CBD-6 .....	191
	CBD-7 .....	196.3
	CBD-8 .....	197
50.60	Special Parking Provisions in the CBD 1, 2 and 8 Zones .....	203
50.62	Building Height Provisions in the CBD .....	204/206
Chapter 51	– Market Street Corridor (MSC) Zones	
	MSC 1, 4 .....	207
	MSC 2 .....	215
	MSC 3 .....	221
Chapter 52	– Juanita Business District (JBD) Zones	
	JBD-1 .....	237
	JBD-2 .....	247
	JBD-3 .....	255
	JBD-4 .....	261
	JBD-5 .....	269
	JBD-6 .....	285

Chapter 53	-	Rose Hill Business District (RHBD) Zones	
		RH 1A .....	292.1
		RH 1B .....	292.7
		RH 2A, 2B, 2C.....	292.11
		RH 3 .....	292.19
		RH 4 .....	292.25
		RH 5A, 5B .....	292.29
		RH 5C .....	292.35
		RH 7 .....	292.41
		RH 8 .....	292.47
Chapter 54	-	North Rose Hill Business District (NRHBD) Zones	
		NRH 1A .....	293
		NRH 1B .....	301
		NRH 2 .....	309
		NRH 3 .....	312.1
		NRH 4 .....	312.9
		NRH 5 .....	312.17
		NRH 6 .....	312.25
Chapter 55	-	Totem Lake (TL) Zones	
		TL 1A .....	313
		TL 1B .....	320.3
		TL 2 .....	320.15
		TL 3A, 3B, 3C, 3D.....	321
		TL 4A, 4B, 4C .....	328.1
		TL 5 .....	328.7
		TL 6A, 6B .....	328.15
		TL 7 .....	328.25
		TL 8 .....	328.31
		TL 9A.....	328.34c
		TL 9B.....	328.34i
		TL 10A .....	328.35
		TL 10B .....	328.41
		TL 10C .....	328.49
		TL 10D .....	328.57
		TL 10E .....	328.65
<i>Chapter 56</i>		<i>TL 11</i> .....	<i>328.71</i>
Chapter 60	-	Planned Areas (PLA)	
		PLA1 .....	329
		PLA2 .....	337
		PLA3 .....	343
		PLA5 .....	363
		PLA6 .....	395
		PLA7A, B, C .....	463
		PLA9 .....	491
		PLA14 .....	540.1
		PLA15 .....	541
		PLA16 .....	565
		PLA17 .....	571
Chapter 70	-	Holmes Point Overlay Zone .....	590.1
Chapter 72	-	Adult Activities Overlay Zone .....	591
Chapter 75	-	Historic Landmark Overlay Zone .....	593
Chapter 78	-	Secure Community Transition Facility Overlay Zone .....	596.1
Chapter 80	-	Equestrian Overlay Zone .....	597
Chapter 85	-	Geologically Hazardous Areas .....	601
Chapter 90	-	Drainage Basins .....	607

Chapter 92	– Design Regulations .....	630.3
Chapter 95	– Tree Management and Required Landscaping .....	631
Chapter 100	– Signs .....	637
Chapter 105	– Parking Areas, Vehicle and Pedestrian Access, and Related Improvements .....	649
Chapter 110	– Required Public Improvements .....	661
Chapter 112	– Affordable Housing Incentives – Multifamily .....	678.3
Chapter 113	– Cottage, Carriage and Two/Three-Unit Homes .....	678.9
Chapter 115	– Miscellaneous Use Development and Performance Standards .....	679
Chapter 117	– Personal Wireless Service Facilities .....	715
Chapter 120	– Variances .....	725
Chapter 125	– Planned Unit Development .....	727
Chapter 127	– Temporary Use .....	733
Chapter 130	– Rezones .....	735
Chapter 135	– Amendments to the Text of the Zoning Code .....	739
Chapter 140	– Amendments to the Comprehensive Plan .....	741
Chapter 142	– Design Review .....	743
Chapter 145	– Process I .....	753
Chapter 150	– Process IIA .....	763
Chapter 152	– Process IIB .....	777
Chapter 155	– Process III .....	789
Chapter 160	– Process IV .....	801
Chapter 161	– Process IVA .....	807
Chapter 162	– Nonconformance .....	811
Chapter 165	– Authority .....	821
Chapter 170	– Code Enforcement .....	825
Chapter 175	– Bonds .....	833
Chapter 180	– Plates .....	837

Interpretations  
 Amend PLATE 34L Pedestrian Pathways in YBD  
 Add PLATE 34M Street Improvements for YBD

Table of Revised Pages – Available on City's web site

Ordinance Table (by ordinance number) – Available on City's web site

Ordinance History Table (by section number) – Available on City's web site

- .095 Building-Mounted – All of the following: wall-mounted signs, marquee signs, under marquee signs and projecting signs.
- .100 Building Official – “Building Official,” as that term is defined in the Uniform Building Code as adopted in KMC Title 21.
- .101 Bulk Commodities – Unpackaged articles, except those to be used for human consumption, that are bought and sold at a retail level.
- .105 Bulkhead – A wall or embankment used for retaining earth.
- .107 Cabinet Sign – A sign incorporating a rigid frame, which supports and retains the sign face panel(s) and/or background constructed of plastic or similar material, and which has an internal light source. Cabinet signs do not include signs composed of individually-mounted and individually-illuminated letters, or logos no larger than the lettering to which they relate.
- .107.5 Carriage Unit – A single-family dwelling unit, not to exceed 800 square feet in gross floor area, located above a garage structure.
- .108 Center Identification Sign – A type of building-mounted or ground-mounted sign which identifies the name of a development containing more than one office, retail, institutional, or industrial use or tenant and which does not identify any individual use or tenant.
- .110 Certificate of Occupancy – “Certificate of Occupancy,” as that term is defined in the Uniform Building Code as adopted in KMC Title 21.
- .115 Changing Message Center – An electronically controlled public service time and temperature sign where copy changes are shown on the same lamp bank.
- .120 Church – An establishment, the principal purpose of which is religious worship, and for which the principal building or other structure contains the sanctuary or principal place of worship, and which includes related accessory uses.
- .125 City Manager – The chief administrative official of the City.
- .126 Class A Streams – As defined in Chapter 90 KZC.
- .127 Class B Streams – As defined in Chapter 90 KZC.
- .128 Class C Streams – As defined in Chapter 90 KZC.
- .130 Clustered Development – The grouping or attaching of buildings in such a manner as to achieve larger aggregations of open space than would normally be possible from lot by lot development at a given density.
- .135 Code (this) – The code of the City of Kirkland adopted as KMC Title 23.
- .140 Commercial Recreation Area and Use – An area and use operated for profit, with private facilities, equipment or services for recreational purposes, including swimming pools, tennis courts, playgrounds and other similar uses. The use of such an area may be limited to private membership or may be open to the public upon the payment of a fee.
- .145 Commercial Zones – The following zones: BN; BNA; BC; BC 1; BC 2; BCX; CBD; JBD 1; JBD 2; JBD 4; JBD 5; JBD 6; MSC 2; MSC 3; NRH 1A; NRH 1B; NRH 4; RH 1A; RH 1B; RH 2A; RH 2B; RH 2C; RH 3; RH 5A; RH 5B; RH 5C; RH 7; TL 2; TL 4A; TL 4B; TL 4C; TL 5; TL 6A; TL 6B; and TL 8. **YBD**

- .415 Institutional Zones – The following zones: P; PLA 1; TL 3A through TL3D; and PLA 14.
- .420 Instructional Sign – A sign which designates public information such as, but not limited to, public restrooms, public telephones, exitways and hours of operation.
- .425 Integral Sign – A sign displaying a building date, monument citation, commemorative inscription or similar historic information.
- .440 Irrevocable License – A written irrevocable permission given by a property owner to the City for specified purposes.
- .445 Isolation – When a use abuts or is directly across the street from high density or higher intensity uses, on at least three sides.
- .447 Junk – Old or scrap copper; brass; rope; rags; batteries; paper; trash; rubber debris; wastes; machinery; scrap wood; junked, dismantled or wrecked automobiles, or parts thereof; iron; steel; and other old or scrap ferrous or nonferrous material.
- .448 Junk Yard – A property or place of business which is maintained, operated, or used for storing, keeping, buying, selling, or salvaging junk.
- .450 Kenel – An establishment, generally retail in nature, which houses, cares for, breeds, raises or sells dogs or cats.
- .455 Land Surface Modification – The clearing or removal of shrubs, groundcover and other vegetation, excluding trees, and all grading, excavation and filling of materials.
- .465 Landscaping – The planting, removal and maintenance of vegetation along with the movement and displacement of earth, topsoil, rock, bark and similar substances done in conjunction with the planting, removal and maintenance of vegetation.
- .467 Landslide Hazard Areas – As defined in Chapter 85 KZC.
- .470 Landward – Toward dry land.
- .470.5 Light Trespass – Unwanted light which, because of quantitative, directional or spectral attributes in a given contact, gives rise to annoyance, discomfort, distraction, or a reduction in the ability to see essential information.
- .475 Linear Frontage of Subject Property – The frontage of the subject property adjacent or parallel to all open improved public rights-of-way. Frontage adjacent to I-405 is not applicable except for properties within TL 4A and TL 6B (east of 116th Avenue NE). If the subject property does not have frontage on an open improved right-of-way, the frontage of any public access easements which serve the subject property and unopened rights-of-way which front on the subject property is the linear frontage of the subject property.
- .480 Lot – A parcel of land having fixed boundaries, sufficient in area and dimension to meet zoning requirements for width and area, having common ownership and not severed by an existing public right-of-way.
- .482 Lot Size – The total area of the subject property minus the area of vehicular access easements or tracts serving more than one lot not abutting a right-of-way.
- .485 Low Density Use – A detached dwelling unit on a subject property that contains at least 5,000 square feet of land; or attached or stacked dwelling units on a subject property that contains at least 7,200 square feet of land per dwelling unit.
- .490 Low Density Zones – The following zones: RS 35; RSX 35; RS 12.5; RSX 12.5; RS 8.5; RSX 8.5; RSA 8; RS 7.2; RSX 7.2; RS 6.3; RSA 6; RS 5.0; RSX 5.0; RSA 4; RSA 1; PLA

*Add PLA 3C*  
 → 6C, 6E; PLA 16; WD II; and comparable zones in other adjoining jurisdictions, except properties with approved intent to rezone to zoning designations other than low density.

- .491 Low Income Household – One or more adults and their dependents whose income does not exceed 50 percent of the median household income for King County, adjusted for household size, as published by the United States Department of Housing and Urban Development.
- .492 Low Income Unit – A housing unit for which the monthly housing expense, including an appropriate utility allowance, is no greater than 30 percent of the median monthly income for a low income household.
- .495 Major Pedestrian Sidewalk – A public sidewalk in a Design District that is designated in Plate 34 of Chapter 180 KZC.
- .500 Marquee Sign – Any sign which forms part of, or is integrated into, a marquee or canopy and which does not extend horizontally beyond the limits of such marquee or canopy.
- .505 Master Plan – A complete development plan for the subject property showing placement, dimensions and uses of all structures as well as streets and other areas used for vehicular circulation.
- .507 Maximum Horizontal Facade – The widest cross-section of the building(s) in the area adjoining the low density zone or within 100 feet of the adjoining lot containing the detached dwelling unit or low density use. The cross-section width is measured parallel to the zone or lot(s). (See Plate 38.)
- .510 Maximum Lot Coverage – The maximum percentage of the surface of the subject property that may be covered with materials which will not allow for the percolation of water into the underlying soils.
- .513 Maximum Units per Acre – Within *and PLA 3 C* RSA zones, the maximum allowed number of dwelling units shall be computed by multiplying the gross area of the subject property by the applicable residential density number per acre shown on the Zoning Map. *in RSA zones only* For the purpose of calculating the maximum units per acre, all road dedications and vehicular access easements and tracts shall be included in the calculation for density. The maximum development potential requirements of Chapter 90 KZC shall apply.
- .515 Medium Density Use – Detached dwelling units on a subject property that contains at least 3,600 square feet of land per dwelling unit but not more than 4,999 square feet of land per dwelling unit; or attached or stacked dwelling units on a subject property that contains at least 3,600 square feet of land per dwelling unit but not more than 7,199 square feet of land per dwelling unit.
- .520 Medium Density Zones – The following zones: RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; TL 9B; PLA 2, 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; and PLA 17.
- .525 Mean Sea Level – The level of Puget Sound at zero tide as established by the US Army Corps of Engineers.
- .527 Mini-Day-Care Center – A day-care operation with no more than 12 attendees at any one time, not including immediate family members who reside in the center or employees of the mini-day-care center.
- .528 Mini-School – A school operation with no more than 12 attendees at any one time, not including immediate family members who reside in the school or employees of the mini-school.

- .590 Office Use – A place of employment providing services other than production, distribution or sale or repair of goods or commodities. The following is a nonexclusive list of office uses: medical, dental or other health care; veterinary; accounting; architectural, engineering, consulting or other similar professional services; management, administrative, secretarial, marketing, advertising, personnel or other similar personnel services; sales offices where no inventories or goods are available on the premises; real estate; insurance; travel agent; brokerage; computer programming or consulting; data processing; technical, specialty or professional schools; or other similar services. The following uses are specifically excluded from the definition of office: banks, loan companies and similar financial institutions.
- .595 Office Zones – The following zones: PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; JBD 3; ~~PLA 3A~~; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A; ~~FG 4H~~; MSC 1; MSC 4; NRH 2; NRH 3; NRH 5; NRH 6; RH 4; RH 8; TL 1A; TL 10A, TL 10B, TL 10C, TL 10D and TL 10E.
- .600 Official Newspaper of the City – The publication designated by ordinance or resolution to contain official newspaper publications for City government.
- .605 Official Notification Boards of the City – The bulletin boards in the public areas of City Hall and the Kirkland Public Library.
- .607 On-Site Hazardous Waste Treatment and Storage Facilities – Facilities which treat and store hazardous wastes generated on the same lot, geographically contiguous, or bordering property. Travel between two properties divided by a public right-of-way, and owned, operated, or controlled by the same person, shall be considered on-site travel if: (a) the

- .775** Required Yard – Those areas adjacent to and interior from the property lines and involving the following designations (if two required yards are coincidental, the yard with the greater dimensions shall predominate):
1. **Front:** That portion of a lot adjacent to and parallel with any front property lines and at a distance therefrom equal to the required front yard depth.
  2. **Rear:** That portion of a lot adjacent to and parallel with the rear property line and at a distance therefrom equal to the required rear yard depth.
  3. **Side:** That portion of a lot adjacent to and parallel with the side property line and at a distance therefrom equal to the required side yard depth. All yards not otherwise categorized shall be designated side yards.
  4. **North Property Line Yard:** That portion of a lot adjacent to and parallel with the north property line and at a distance therefrom equal to the required north property line yard depth.
  5. **South Property Line Yard:** That portion of a lot adjacent to and parallel with the south property line and at a distance therefrom equal to the required south property line yard depth.
  6. **High Waterline Yard:** That portion of a lot adjacent to and parallel with the high waterline and at a distance landward therefrom equal to the required high waterline yard depth.
- .780** Residential Use – Developments in which persons sleep and prepare food, other than developments used for transient occupancy.
- .785** Residential Zone – The following zones: RS 35; RSX 35; RS 12.5; RSX 12.5; RS 8.5; RSX 8.5; RSA 8; RS 7.2; RSX 7.2; RS 6.3; RSA 6; RS 5.0; RSX 5.0; RSA 4; RSA 1; RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; WD I; WD II; WD III; TL 9B; PLA 2; PLA 3B; PLA 5A, D, E; PLA 6A, C, D, E, F, H, I, J, K; PLA 7A, B, C; PLA 9; PLA 15B; PLA 16; PLA 17; and TL 11. *and PLA 3C*
- .790** Restaurant or Tavern – Commercial use which sells prepared food or beverages and where the seating and associated circulation areas exceed 10 percent of the gross floor area of the use.
- .795** Retail Establishment – A commercial enterprise which provides goods and/or services directly to the consumer, whose goods are available for immediate purchase and removal from the premises by the purchaser and/or whose services are traditionally not permitted within an office use. The sale and consumption of food are included if: (a) the seating and associated circulation area does 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.
- .800** Retention of Storm Water – The collection of water, due to precipitation, in a given area and the dispersal of these waters through the natural process of groundwater recharge and evaporation or the incorporation of this collection area into a natural stream and lake system and setting.
- .805** Right-of-Way – Land dedicated primarily to the movement of vehicles and pedestrians and providing for primary access to adjacent parcels. Secondly, the land provides space for utility lines and appurtenances and other publicly owned devices.

<u>Zoning Category</u>	<u>Symbol</u>
2. Multifamily Residential Zones	RM and RMA (followed by a designation indicating minimum lot size per dwelling unit)
3. Professional Office/Residential Zones	PR and PRA (followed by a designation indicating minimum lot size per dwelling unit)
4. Professional Office Zones	PO
5. Waterfront Districts	WD (followed by a designation indicating which Waterfront District)
<del>6. Freeway Commercial Zones</del>	<del>EC (followed by a designation indicating which Freeway Commercial Zone)</del>
6 7. Neighborhood Business	BN and BNA
7 8. Community Business	BC, BC 1, BC 2 and BCX
8 9. Central Business District	CBD (followed by a designation indicating which sub-zone within the Central Business District)
9 10. Juanita Business District	JBD (followed by a designation indicating which sub-zone within the Juanita Business District)
10 11. Market Street Corridor	MSC (followed by a designation indicating which sub-zone within the Market Street Corridor)
11 12. North Rose Hill Business District	NRH (followed by a designation indicating which sub-zone within the North Rose Hill Business District)
12 13. Rose Hill Business District	RH (followed by a designation indicating which sub-zone within the Rose Hill Business District)
13 14. Totem Center and Totem Lake Neighborhood	TL (followed by a designation indicating which sub-zone within Totem Center or the Totem Lake Neighborhood)
14 15. Light Industrial Zones <i>Yarrow Bay Business District</i>	LIT, TL 7 <i>YBD (followed by a designation indicating which sub-zone within the Yarrow Bay Business District)</i>
15 16. Planned Areas	PLA (followed by a designation indicating which Planned Area, and in some cases, which sub-zone within a Planned Area)
16 17. Park/Public Use Zones	P

10.30 Overlay Designations Adopted

The following overlay zones apply in various areas:

<u>Overlay Zoning Category</u>	<u>Symbol</u>
1. Holmes Point Overlay Zone	"HP"
2. Adult Activities Overlay Zone	"AE"
3. Historic Landmark Overlay Zone	"HL"
4. Equestrian Overlay Zone	"EQ"
5. Secure Community Transition Facility	"SCTF"

10.35 Zoning Boundary Interpretation

1. Following Property Lines – Where a zone boundary is indicated as approximately following a property line, the property line is the zone boundary.
2. Following Streets – Where a zone boundary is indicated as following a street, the midpoint of the street is the zone boundary.



**Delete the following regulation:**

*The required yard of a structure abutting Lake Washington Boulevard or Lake St. S. must be increased two feet for each one foot that the structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).*

**In the following Zoning Code Sections:**

RM 20.08  
PR 25.08  
WDI 30.10, 30.15  
WDIII 30.30, 30.35.010  
PLA 3B 60.27.010



## CHAPTER 25 – PROFESSIONAL OFFICE RESIDENTIAL (PR) AND PROFESSIONAL OFFICE RESIDENTIAL A (PRA) ZONES-Draft 7-15-2011

**25.05 User Guide.** The charts in KZC 25.10 contain the basic zoning regulations that apply in each PR 8.5, PR 5.0, PR 3.6, PR 2.4 and PR 1.8 and PRA 1.8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

## Section 25.08

Zone  
PR, PRA

**Section 25.08 – GENERAL REGULATIONS**

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Developments creating four or more new detached, attached or stacked 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. See Chapter 112 KZC for additional affordable housing incentives and requirements.
3. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
- ~~4. The required yard of a structure abutting Lake Washington Boulevard or Lake St. S. must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).~~
- ~~45.~~ If the property is located south of NE 85th Street between 124th Avenue and 120th Avenue, to the extent possible, the applicant shall save existing viable significant trees within the required landscape buffers separating nonresidential development from adjacent single-family homes.
- ~~56.~~ Within the PRA zone, the maximum building height of a structure may be increased to 60 feet above average building elevation if:
  - a. All required yards are increased by one foot for every two feet of height above 35 feet;
  - b. Buildings may not exceed three stories; and
  - c. Rooftop appurtenances may not exceed the maximum height and are screened with sloped roof forms.

~~If the property is located in the Lakeview Neighborhood between NE 60<sup>th</sup> ST and NE 59<sup>th</sup> ST on Lots 13 and 14 of Block 2 of Houghton Addition Volume 5 of Plats, Page 71 of King County Records and a change of use is proposed that requires additional parking the following shall apply:~~

- ~~a. historic interpretive sign~~
- ~~b. The number of required parking spaces shall be determined based on the actual parking demand pursuant to Section 105.25, KZC along with the following considerations:~~
  - ~~i. The required additional parking for the new use may be provided by adding parking along the frontage of the subject property within the NE 60<sup>th</sup> ST right of way.~~

Section 25.10

Zone  
PR, PRA

USE ZONE CHART

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

Section 25.10	USE ↓ REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)				
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure			
				Front	Side	Rear									
.050	Restaurant or Tavern	NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, Process I, Chapter 145 KZC.	ft. if PR 8.5 zone, otherwise 7,200 sq. ft.	20'	10' on each side.	10'	70%	If adjoining a low density zone other than RSA or RSX, then 25' above average building elevation. Otherwise, for PR zones, 30' above average building elevation and for PRA zones, 35' above average building elevation.	B	E	1 per each 100 sq. ft. floor area.	1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea. 2. Drive-in or drive-through facilities are prohibited.			
.060	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop			20' each side.	20'	C							B	1 per each 300 sq. ft. floor area.	1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea. 2. May not be located above the ground floor of a structure. 3. Gross floor area cannot exceed 3,000 square feet.
.070	Funeral Home or Mortuary														
.080	Church			1. No parking is required for day-care or school ancillary to this use.											

Insert: DR. in Yarrow Bay Business District

insert: shall not

Insert under parking for restaurant and tavern see Special Regulation 3.  
 Insert Special Regulation 4:  
 3. If the property is located in the Lakeview Neighborhood between NE 60<sup>th</sup> ST and NE 59<sup>th</sup> ST on Lots 13 and 14 of Block 2 of Houghton Addition Volume 5 of Plats, Page 71 of King County Records and a change of use is proposed that requires additional parking the following shall apply:  
 a. On Lot 13 install a historic interpretive sign  
 b. The number of required parking spaces shall be determined based on the actual parking demand pursuant to Section 105.25, KZC along with the following considerations:  
 The required additional parking for the new use may be provided by adding parking along the frontage of the subject property or across the street within the NE 60<sup>th</sup> ST right of way

Insert as Special Regulation 3 and 4 under restaurant, tavern, grocery store use listing:  
 -This use is only allowed in the Lakeview Neighborhood if located south of NE 60th Street between Lakeview Dr. and Lake Washington Blvd NE, and if both the front building facade and vehicular access are not located along Lakeview Dr.  
 -Internal lit signs are prohibited along Lakeview Dr.

**CHAPTER 35 – FREEWAY COMMERCIAL (FC) ZONES**

**35.25** User Guide. The charts in KZC 35.30 contain the basic zoning regulations that apply in each FC III zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section 35.27**



**Section 35.27 – GENERAL REGULATIONS**  
 The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The maximum horizontal facade shall not exceed 50 feet in width.
 See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Any Retail Establishment, providing goods and services to the free-way traveler; School or Day-Care Center; Mini-School or Mini-Day-Care or Day-Care Home, and Public Park uses).
4. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - a. An earthen berm, 12 feet wide and with a uniform height of three feet at the center.
  - b. Lawn covering the berm.
  - c. London Plane at least two inches in diameter, planted 30 feet on center along the berm.
5. Must improve nearby rights-of way and intersections to accommodate traffic generated from the subject property (does not apply to Public Park uses).
6. Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible (does not apply to Public Park uses).

*DELETE CHAPTER 35 - BECOMES YBD3*

