



**MEMORANDUM**

**Date:** March 4, 2016  
**To:** Planning Commission  
**From:** Dorian Collins, Senior Planner, AICP  
Paul Stewart, Deputy Director, AICP  
**RE:** PUBLIC HEARING ON ZONING CODE AMENDMENTS TO THE PR 1.8 ZONE,  
EAST OF I-405, FILE NO. CAM16-00218

**I. RECOMMENDATION**

- Hold a public hearing and take public comments on the proposed amendments to the Zoning Code to ***increase the maximum allowable building height for a structure in the PR 1.8 zone, east of I-405 and west of 124<sup>th</sup> Avenue NE to 60' above average building elevation*** (see Attachment 1).
- Deliberate and make a recommendation to the City Council.

**II. BACKGROUND**

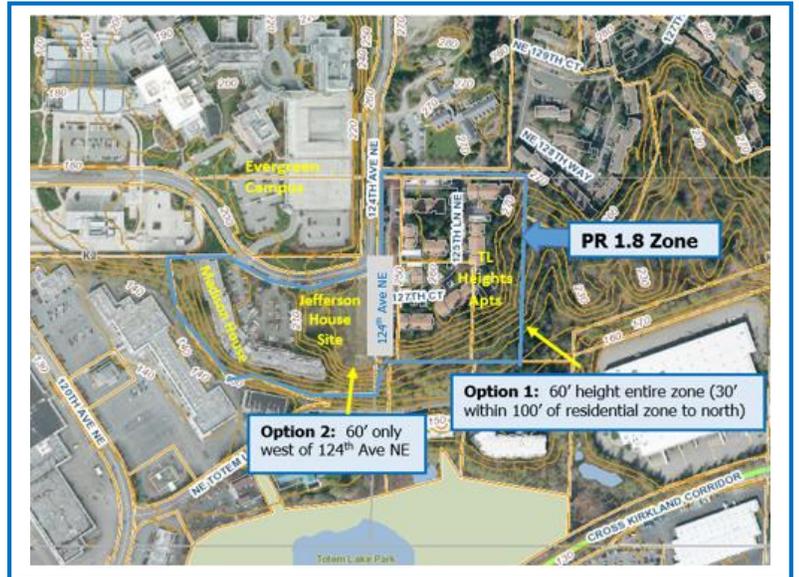
The Planning Commission held a study session on the proposed amendments on February 25, 2016. Materials from that meeting are available [here](#). At the study session, the Commission considered two approaches identified by staff:

***Option 1: Increase maximum building height in the PR 1.8 zone located east of I-405 to 60' above average building elevation, in keeping with the height limits in the TL 3C zone to the north of the easternmost portion of the PR 1.8 zone. Height would be limited to 30' within 100 feet of residential zones, as it is in the TL 3C zone, and***

***Option 2: Increase maximum building height in the PR 1.8 zone located east of I-405 to 60' above average building elevation, but limit the increased height to land west of 124<sup>th</sup> Avenue NE.*** This option is reflected in potential amendments to the Zoning Code contained in Attachment 1.

The Planning Commission discussed the options provided, and concluded that they supported an increase in allowable building height in the area. ***The Commission preferred the second option, as they concluded that it would minimize the potential for visual impacts of redevelopment with taller structures east of 124<sup>th</sup> Avenue NE, which is at a higher elevation and closer to the neighboring multifamily residential area.***

### **III. CRITERIA FOR AMENDING THE ZONING CODE**



Chapter 132 of the Zoning Code contains four criteria for amending the text of the Zoning Code:

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 interests 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 proposal to increase the standard for maximum building height in the PR 1.8 zone is consistent with the Comprehensive Plan, adopted in December of 2015. The zone lies within the Business District Core, identified as the heart of the Totem Lake Urban Center. Policy TL-25.1 of the Totem Lake Business District Plan states, "Provide for increased intensity of development within the core of the Totem Lake Business District". The Totem Lake Business District Plan discusses the Business District Core and the benefit of greater development intensity in the area, stating, "The location of a compact mix of land uses and employment opportunities within the core area can provide the environment for increased use of transit, and a decreased need for vehicle travel outside of the district".

As proposed, the amendments would:

- Provide consistency in standards for building height with the TL 3C zone to the northeast of the subject area. Land directly north of the portion of the PR 1.8 zone located west of 124<sup>th</sup> Avenue NE is zoned TL 3A, and has a maximum height limit of 75' (TL 3 ZC standards).

- Allow for additional building height on land within the Business District Core subarea, planned for the greatest densities and building heights within the Totem Lake Urban Center.
- Restrict additional building height to land west of 124<sup>th</sup> Avenue NE, which is at a lower elevation than land located in the remainder of the zone to the east. This approach would minimize the potential for visual impacts of redevelopment with taller structures east of 124<sup>th</sup> Avenue NE, closer to the multifamily residential area.
- Provide flexibility for development to occur despite constraints related to topography and the wide Seattle City Light transmission easement.

The proposed amendments support the public health, safety and welfare of the community, and are in the best interests of the residents of Kirkland in that they implement the Comprehensive Plan policies for the Business District Core in the Totem Lake Business District.

#### **IV. PUBLIC COMMENTS**

No public comments have been received.

#### **V. NEXT STEPS**

Following its deliberation at the public hearing, the Planning Commission will make a recommendation to City Council. The recommendation will be transmitted to the City Council for consideration and action at its meeting on April 19<sup>th</sup>.

#### **Attachment**

1. Option 2 – Draft Zoning Code Amendments (Height increase west of 124<sup>th</sup> Avenue NE only)



- PU-34. Drive-in or drive-through facilities are prohibited.
  - PU-35. The following uses are not permitted:
    - a. Vehicle service stations.
    - b. Entertainment or recreational activities.
    - c. Storage services unless accessory to another permitted use.
    - d. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreation trailers, heavy equipment and similar vehicles.
    - e. Storage and operation of heavy equipment, except delivery vehicles, associated with retail uses.
    - f. Storage of parts unless conducted entirely within an enclosed structure.
    - g. Uses with drive-in or drive-through facilities.
  - PU-36. A delicatessen, bakery, or other similar use may include accessory seating 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.
  - PU-37. If this use is adjoining a low density zone, then Process I, Chapter 145 KZC.
  - PU-38. Structured play areas must be set back from all property lines as follows:
    - a. 20 feet if this use can accommodate 50 or more students or children.
    - b. 10 feet if this use can accommodate 13 to 49 students or children.
  - PU-39. Retail establishments selling marijuana or products containing marijuana are not permitted on 46.
- (Ord. 4479 § 1, 2015; Ord. 4476 § 2, 2015)
- \*Code reviser's note: This section of the code has been modified from what was shown in Ord. 4476 to simplify

Option 2: New reference to footnote DD-32 would be added to all permitted uses for the PR zone:  
 DD-32. Within the PR 1.8 zone east of 120th Avenue NE only, the maximum building height of a structure west of 124th Avenue NE is 60 feet above average building elevation.

**30.30 Density/Dimensions**

**Density/Dimensions Table – Office Zones**

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

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, 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		
30.30.010 Assisted Living Facility <sup>1</sup>	3,600 sq. ft. PR, PRA: 3,600 sq. ft. <sup>2</sup>	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10'	PR, PLA 6B: 5' <sup>3</sup> PLA 5B: 5' <sup>3, 6</sup> PRA: 5' PLA 5C: 5' <sup>3, 7</sup>	10' PLA 5B: 10' <sup>6</sup>	70%	PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup> PLA 5B: 30' above ABE. PLA 5C: 30' above ABE. <sup>8, 18</sup> PLA 6B: 30' above ABE. <sup>9</sup>
30.30.020 Boat Launch (for Nonmotorized and/or Motorized Boats)	None	30' <sup>12</sup>	5' <sup>3</sup>	See Chapter <u>83</u> KZC.	80%	30' above ABE. <sup>30</sup>
30.30.030 Church	7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. <sup>16</sup>	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10'	20' PLA 5B: 20' <sup>6</sup>	20' PLA 5B: 20' <sup>6</sup>	70% PLA 17A: 80%	PO: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup> PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. <sup>17, 18</sup> PLA 6B: 30' above ABE. <sup>9, 22</sup>

ATTACHMENT 1

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation	
			Front	Side	Rear			
30.30.040	Community Facility	None	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10' PLA 15A: 30' <sup>12</sup>	10' PLA 5B: 10' <sup>6</sup> PLA 15A: 5' <sup>3, 9</sup>	10' PO: 20' PLA 5B: 10' <sup>6</sup> PLA 15A: See Chapter <u>83</u> KZC.	70% PLA 15A, PLA 17A: 80%	PO, PLA 6B: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup> PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. <sup>17, 18</sup> PLA 15A: 30' above ABE. <sup>19</sup>	
30.30.050	Convalescent Center	7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. <sup>16</sup>	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10'	10' PLA 5B: 5' <sup>3, 9</sup>	10' PO: 20' PLA 5B: 10' <sup>6</sup>	70% PLA 17A: 80%	PO, PLA 6B: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup> PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. <sup>17, 18</sup>	
30.30.060	Detached, Attached or Stacked Dwelling Units	PR, PRA: 3,600 sq. ft. <sup>20, 21</sup> PLA 5B: 3,600 sq. ft. with at least 1,800 sq. ft. per unit. PLA 5C: 3,600 sq. ft. PLA 6B: 3,600 sq. ft. per dwelling unit. PLA 15A: 7,200 sq. ft. with at least 3,600 sq. ft. per unit PLA 17A: 5,000 sq. ft. per unit	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10' PLA 15A: 30' <sup>12, 13, 15</sup>	Detached units: PR: 5' PRA, PLA 6B: 5' <sup>10</sup> PLA 5C: 5' <sup>7, 10</sup> Attached or stacked units: PR: 5' <sup>3</sup> PRA: 5' <sup>10</sup> PLA 5B: 5' <sup>3, 6, 10</sup> PLA 5C: 5' <sup>3, 7, 10</sup> PLA 6B, PL 17A: 5' <sup>3, 10</sup> PLA 15A: 5' <sup>3, 15</sup>	10' <sup>11</sup> PLA 5B: 10' <sup>6, 11</sup> PLA 15A: 10' <sup>11, 15</sup>	70% PLA 15A: 80%	PR: 30' above ABE. <sup>4, 22</sup> PRA: 35' above ABE. <sup>4, 5, 22</sup> PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 30' above ABE. <sup>8, 18</sup> PLA 6B: 30' above ABE. <sup>9, 22</sup> PLA 15A: 30' above ABE. <sup>14</sup>	
30.30.070	Detached Dwelling Unit	PR, PRA: 3,600 sq. ft. <sup>20</sup> PLA 5C, PLA 6B: 3,600 sq. ft. PLA 15A, PLA 17A: 5,000 sq. ft.	20' PLA 15A: 30' <sup>12, 23</sup>	5' PLA 15A: 5' <sup>3, 23</sup> PLA 17A: 5' <sup>24</sup>	10' PLA 15A: See Chapter <u>83</u> KZC. <sup>23</sup>	70% PLA 15A: 80%	PR: 30' above ABE. <sup>4, 22</sup> PRA: 35' above ABE. <sup>4, 5, 22</sup> PLA 5C: 25' above ABE. PLA 6B: 30' above ABE. <sup>9, 22</sup> PLA 15A, PLA 17A: 30' above ABE.	
30.30.080	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina	5 acres with no less than 3,100 sq. ft. per dwelling unit. <sup>25, 26, 28</sup>	<sup>27</sup>					
30.30.090	Development Containing Stacked or Attached Dwelling Units and Office Uses	PR, PRA: 3,600 sq. ft. <sup>21</sup> PLA 5B: 3,600 sq. ft. with at least 1,800 sq. ft. per unit. PLA 5C: 3,600 sq. ft. PLA 6B: 3,600 sq. ft. per dwelling unit.	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10'	PR: 5' <sup>3</sup> PRA: 5' PLA 5B: 5' <sup>3, 6, 10</sup> PLA 5C: 5' <sup>3, 7, 10</sup> PLA 6B: 5' <sup>3, 10</sup>	PR, PRA: 10' PLA 5B: 10' <sup>6, 11</sup> PLA 5C, PLA 6B: 10' <sup>11</sup>	70%	PR: 30' above ABE. <sup>4, 22</sup> PRA: 35' above ABE. <sup>4, 5, 22</sup> PLA 5B: 30' above ABE. PLA 5C: 30' above ABE. <sup>8, 18</sup> PLA 6B: 30' above ABE. <sup>9, 22</sup>	

ATTACHMENT 1

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
30.30.100	Funeral Home or Mortuary	PO: None PR, PRA: 7,200 sq. ft. <sup>16</sup> PLA 6B: 7,200 sq. ft.	20'	20'	20'	70%	PO: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup> PLA 6B: 30' above ABE. <sup>9, 22</sup>
30.30.110	Government Facility	None	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10' PLA 15A: 30' <sup>12</sup>	10' PLA 5B: 10' <sup>6</sup> PLA 15A: 5' <sup>3</sup>	10' PO: 20' PLA 5B: 10' <sup>6</sup> PLA 15A: See Chapter 83 KZC.	70% PLA 15A, PLA 17A: 80%	PO, PLA 6B: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup> PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. <sup>17, 18</sup> PLA 15A: 30' above ABE. <sup>19</sup>
30.30.120*	Reserved						
30.30.130	Hospital Facility	1 acre	20'	10'	20'	70%	30' above ABE. <sup>9</sup>
30.30.140	Marina	None	30' <sup>12, 30</sup>	5' <sup>3, 30</sup>	30'	80%	30' above ABE. <sup>19, 30</sup>
30.30.150	Mini-School or Mini-Day-Care Center	3,600 sq. ft. PO: None PR, PRA: 3,600 sq. ft. <sup>2</sup> PLA 17A: 7,200 sq. ft.	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10'	5' <sup>3</sup> PRA: 5' PLA 5B: 5' <sup>3, 6</sup> PLA 5C: 5' <sup>3, 7</sup>	10' PLA 5B: 10' <sup>6</sup>	70% PLA 17A: 80%	PO, PLA 6B: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup> PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 30' above ABE. <sup>8, 18</sup>
30.30.160	Nursing Home	7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. <sup>16</sup>	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10'	10' PLA 5B: 5' <sup>3, 6</sup>	10' PO: 20' PLA 5B: 10' <sup>6</sup>	70% PLA 17A: 80%	PO, PLA 6B, PLA 15A: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup> PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. <sup>17, 18</sup>
30.30.170	Office Uses	None PLA 6B: 7,200 sq. ft. PLA 17AB: 7,200 sq. ft. per unit	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10' PLA 15A: 30' <sup>12, 13, 15</sup>	5' <sup>3</sup> PLA 5B: 5' <sup>3, 6</sup> PRA: 5' PLA 5C: 5' <sup>3, 7</sup> PLA 15A: 5' <sup>3, 15</sup>	10' PLA 5B: 10' <sup>6</sup> PLA 15A: 10' <sup>15</sup>	70% PLA 15A, PLA 17A: 80%	PO: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup> PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 30' above ABE. <sup>8, 18</sup> PLA 6B: 30' above ABE. <sup>9, 22</sup> PLA 15A: 30' above ABE. <sup>14</sup>
30.30.180	Passenger Only Ferry Terminal	None	30' <sup>12</sup>	5' <sup>3</sup>	See Chapter 83 KZC.	80%	30' above ABE. <sup>19, 30</sup>
30.30.190	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	None	See Chapter 83 KZC.			–	See Chapter 83 KZC.
30.30.200	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	None	See Chapter 83 KZC.			–	See Chapter 83 KZC.
30.30.210	Public Access Pier, Public Access Facility, or Boardwalk	None	See Chapter 83 KZC.			–	See Chapter 83 KZC.
30.30.220	Public Park	Development standards will be determined on a case-by-case basis.					

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USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
30.30.230	Public Utility	None	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10' PLA 15A: 30' <sup>12</sup>	20' PO: 10' PLA 5B: 20' <sup>6</sup> PLA 15A: 5' <sup>3</sup>	20' PLA 5B: 20' <sup>6</sup> PLA 5C: 10' PLA 15A: See Chapter 83 KZC.	70% PLA 15A, PLA 17A: 80%	PO, PLA 6B: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup> PLA 5B, PLA 17A: 30' above ABE. PLA 5C: 60' above ABE. <sup>17, 18</sup> PLA 15A: 30' above ABE. <sup>19</sup>
30.30.240	Restaurant or Tavern	PO: None PR, PRA: 7,200 sq. ft. <sup>16</sup>	20'	10'	PO: 20' PR, PRA: 10'	70%	PO: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup>
30.30.245*	Retail Establishment including Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	PO: None <sup>29</sup> PR, PRA: 7,200 sq. ft. <sup>16, 29</sup>	20'	10'	PO: 20' PR, PRA: 10'	70%	PO: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup>
30.30.250*	Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services	7,200 sq. ft. <sup>16</sup>	20'	10'	10'	70%	PR: 30' above ABE. <sup>4</sup> PRA: 35' above ABE. <sup>4, 5</sup>
30.30.260*	Retail Establishment providing banking or related financial service	PO: None PR, PRA: 7,200 sq. ft. <sup>16</sup>	20'	10'	PO: 20' PR, PRA: 10'	70%	PO: 30' above ABE. <sup>4</sup> PR: 30' above ABE. <sup>9</sup> PRA: 35' above ABE. <sup>4, 5</sup>
30.30.270	School or Day-Care Center	7,200 sq. ft. PO: None PR, PRA: 7,200 sq. ft. <sup>16</sup>	20' PLA 5C: 10'	5' <sup>3</sup> PRA: 5' PLA 5C: 5' <sup>3, 7</sup>	10'	70% PLA 17A: 80%	PO, PLA 6B: 30' above ABE. <sup>9</sup> PR: 30' above ABE. <sup>4, 31</sup> PRA: 35' above ABE. <sup>4, 5, 31</sup> PLA 5B, PLA 17A: 30' above ABE. <sup>31</sup> PLA 5C: 60' above ABE. <sup>17, 18</sup>
			50'	50'	50'		
			20'	20'	20'		
30.30.280	Tour Boat	None	30' <sup>12</sup>	5' <sup>3</sup>	See Chapter 83 KZC.	80%	30' above ABE. <sup>19, 30</sup>
30.30.290	Water Taxi	None	30' <sup>12</sup>	5' <sup>3</sup>	See Chapter 83 KZC.	80%	30' above ABE. <sup>19, 30</sup>

Density/Dimensions (DD) Special Regulations:

- DD-1. In the PR, PRA, PLA 5B and PLA 6B zones, 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 one and one-half times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:
  - a. Project is of superior design, and
  - b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.
- DD-2. 8,500 square feet if PR 8.5 zone, 7,200 square feet if PR 7.2 zone, 5,000 square feet if PR 5.0 zone.
- DD-3. Five feet but two side yards must equal at least 15 feet.
- DD-4. If adjoining a low density zone other than RSA or RSX, then 25 feet above ABE.
- DD-5. See KZC 30.10.020(2).
- DD-6. The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased one foot for each one foot that structure exceeds 20 feet above ABE.
- DD-7. From easterly edge of PLA 5C – 15 feet.

- DD-8. a. If the development contains at least one acre, 60 feet above ABE, except for properties within 325 feet of the PLA 5C eastern boundary, then 40 feet above ABE.
- b. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.8 acres, 52 feet above ABE.
- c. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.4 acres, 40 feet above ABE.
- DD-9. If adjoining a low density zone other than RSX, then 25 feet above ABE.
- DD-10. 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; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.
- DD-11. 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; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.
- DD-12. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:
- a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
- b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and
- c. The design of the public use area is specifically approved by the City.
- DD-13. The required front yard for any portion of the structure over 30 feet in height above average building elevation shall be 35 feet. This required front yard cannot be reduced under DD-12 above for a public use area.
- DD-14. Structure height may be increased to 40 feet above ABE if:
- a. Obstruction of views from existing development lying east of Lake Washington Boulevard is minimized; and
- b. Maximum lot coverage is 80 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170; and
- c. Maximum building coverage is 50 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170 or any structure below finished grade; and
- d. A waterfront area developed and open for public use shall be provided with the location and design specifically approved by the City. Public amenities shall be provided, such as nonmotorized watercraft access or a public pier. A public use easement document shall be provided to the City for the public use area, in a form acceptable to the City. The City shall require signs designating the public use area; and
- e. The required public pedestrian access trail from Lake Washington Boulevard to the shoreline shall have a trail width of at least six feet and shall have a grade separation from the access driveway; and
- f. No roof top appurtenances, including elevator shafts, roof decks or plantings, with the exception of ground cover material on the roof not to exceed four inches in height, shall be on the roof of the building or within the required view corridors.
- DD-15. The minimum dimension of any yard, other than those listed, is five feet. Any required yard, other than the front required 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 shall provide the minimum required yard.
- DD-16. 8,500 square feet if PR 8.5 zone.
- DD-17. Except for properties within 325 feet of the PLA 5C eastern boundary, then 40 feet above ABE.
- DD-18. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.
- DD-19. Structure height may be increased to 35 feet above ABE if:
- a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
- b. The increase is offset by a view corridor that is superior to that required by the General Regulations.
- DD-20. 8,500 square feet if PR 8.5 zone, 5,000 square feet if PR 5.0 zone.
- DD-21. With a residential density as established on the Zoning Map, Minimum amount of lot area per dwelling unit is as follows:
- a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet.
- b. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet.
- c. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet.
- d. In PR 2.4 and PRA 2.4 zones, the minimum lot area per unit is 2,400 square feet.
- e. In PR 1.8 and PRA 1.8 zones, the minimum lot area per unit is 1,800 square feet.

- DD-22. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above ABE is allowed.
- DD-23. The minimum dimension of any yard, other than those listed, is five feet.
- DD-24. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement.
- DD-25. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15A is computed using the following formula:  
  
(The total lot area in square feet divided by 3,100) minus the unit count transferred to Planned Area 15B = the maximum permitted number of dwelling units.
- DD-26. The maximum amount of allowable floor area for nonresidential use is computed using the following formula:  
  
(The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units = amount of square footage available for nonresidential use.
- DD-27. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the degree to which public access, use and views are provided. Also see Chapter 83 KZC for required shoreline setback.
- DD-28. Subsequent subdivision of an approved Master Plan into smaller lots is permitted; provided, that the required minimum acreage is met for the Master Plan.
- DD-29. Gross floor area shall not exceed 3,000 square feet.
- DD-30. Landward of the ordinary high water mark.
- DD-31. For school use, structure height may be increased, up to 35 feet and 40 feet in PRA zones, if:
  - a. The school can accommodate 200 or more students; and
  - b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and
  - c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
  - d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.

*This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.*

**DD-32. Within the PR 1.8 zone east of 120th Avenue NE only, the maximum building height of a structure west of 124<sup>th</sup> Avenue NE is 60 feet above average building elevation.**

Development Standards Table – Office Zones

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

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

Use	Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
30.40.010 Assisted Living Facility	D	A	1.7 per independent unit. 1 per assisted living unit.
30.40.020 Boat Launch (for Nonmotorized and/or Motorized Boats)	B	B	See KZC 105.25.
30.40.030 Church	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. <sup>3</sup>
30.40.040 Community Facility	C <sup>4</sup> PLA 15A: A <sup>4</sup>	B	See KZC 105.25.
30.40.050 Convalescent Center	C	B	1 for each bed.
30.40.060 Detached, Attached or Stacked Dwelling Units	D PLA 17A: D <sup>1</sup>	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. PLA 17A: <sup>2</sup>