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	CODE SECTION	REASON	DRAFT AMENDMENT
1	KMC 1.12.050.e Code Enforcement	Wording is unclear.	(e) Failure to Appear. If the person to whom the notice of civil violation was issued fails to appear at the scheduled hearing, the examiner will enter an order finding that the violation appeared <u>occurred</u> and assessing the appropriate monetary penalty. The city will carry out...
2	KMC 3.30.010 Design Review Board	Planning Director is no longer needed as a nonvoting member of the DRB in an advisory role. Staff provides this function.	The design review board shall be composed of seven appointed members. In addition, the director of planning and community development shall sit on the design review board ("DRB") as a nonvoting member for purposes of advising the board on regulatory and urban design issues. Members shall be appointed...
3	KMC 24.02.038 SEPA Policies	The SMP is no longer in Title 24. It is integrated into the Comprehensive Plan and Zoning Code and does not need to be referenced in the KMC as a SEPA policy.	(e) The Kirkland Municipal Code (KMC), including but not limited to Title 15 (Water and Sewage), Title 19 (Streets and Sidewalks), Title 21 (Buildings and Construction), Title 22 (Subdivisions), Title 24 (Environmental Procedures, including the Shoreline Master Program), Title 25 (Concurrency Management), and Title 28 (Landmarks);
4	KZC 5.10.100 Definitions	Out of date reference.	<u>Building Official</u> - "Building Official" as that term is defined in the Uniform Building Code as adopted in KMC Title 21 <u>The Building Services Manager or his/her designee.</u>
5	KZC 5.10.110 Definitions	Out of date reference.	<u>Certificate of Occupancy</u> - "Certificate of Occupancy," as that term is defined used in the Uniform Building Code as adopted in KMC Title Chapter 21.06, Construction Administration Code.
6	KZC 5.10.210 Definitions	Out of date reference.	<u>Development Activity</u> - Any work, condition or activity which requires a permit or approval under this code or the Uniform Building Code <u>KMC Title 21, Buildings and Construction.</u>
7	KZC 5.10.720.1 Definitions	Out of date reference.	...Neither the Burlington Northern Cross Kirkland Corridor railbanked rail corridor, the Eastside Rail Corridor, nor the I-405, nor SR-520 rights-of-way shall be considered front property lines.
8	KZC 15.10.10 Special Regulation 6. RS Zone, Detached Dwelling Unit	Correction as a result of a recent code amendment.	6. Residential lots in RS 35 zones within the Bridle Trails neighborhood north of Bridle Trails State Park must contain a minimum area of 10,000 permeable square feet, which and shall comply with <u>Special Rregulations 6</u> for <u>horses</u> large domestic animals in KZC 115.20.5.d(4) (chart) .

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9	KZC 17.10.010 Special Regulation 6. RSX Zone, Detached Dwelling Unit	Correction as a result of a recent code amendment.	6. Residential lots in RSX 35 zones within the Bridle Trails neighborhood north and northeast of Bridle Trails State Park must contain a minimum area of 10,000 permeable square feet, which <u>and</u> shall comply with Special Regulations 6 for <u>horses</u> large domestic animals in KZC 115.20.5.d(4) (chart).
10	KZC 17.10.010 Special Regulation 7. RSX Zone, Detached Dwelling Unit	There are no RSX zones in HCC jurisdiction.	Garages shall comply with the requirements of KZC 115.43, including required front yard. These requirements are not effective within the disapproval jurisdiction of the Houghton Community Council.
11	KZC 25.08.3 General Regulation for PR, PRA Zones	Clarify that horizontal façade regulations are not applicable to detached dwelling units.	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 maximum horizontal façade shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details. (Does not apply to detached dwelling units).
12	KZC 40.10.055, BN, BNA Zones, Entertainment, Cultural and/or Recreational Facility - Required Parking Spaces column	Correction as a result of a recent code amendment.	1 per every 4 fixed seats See KZC 105.25
13	KZC 45.10.090, BC, BC 1 & BC 2 Zones, Entertainment, Cultural and/or Recreational Facility - Required Parking Spaces column	Correction as a result of a recent code amendment.	1 per every 4 fixed seats See KZC 105.25
14	KZC 47.10.090, BCX Zone, Entertainment, Cultural and/or Recreational Facility - Required Parking Spaces column	Correction as a result of a recent code amendment.	1 per every 4 fixed seats See KZC 105.25

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15	KZC 51.08.3, MSC-1, 4 Zones, General Regulation	Clarify that horizontal façade regulations are not applicable to detached dwelling units.	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 maximum horizontal façade shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details. <u>(Does not apply to detached dwelling units).</u>
16	KZC 55.33.080, TL 4A, 4B, 4C Zones, Entertainment, Cultural and/or Recreational Facility - Required Parking Spaces column	Correction as a result of a recent code amendment.	1 per every 4 fixed seats See KZC 105.25
17	KZC 55.39.090, TL 5 Zone, Entertainment, Cultural and/or Recreational Facility - Required Parking Spaces column	Correction as a result of a recent code amendment.	1 per every 4 fixed seats See KZC 105.25
18	KZC 55.45.080, TL 6A, 6B Zones, Entertainment, Cultural and/or Recreational Facility - Required Parking Spaces column	Correction as a result of a recent code amendment.	1 per every 4 fixed seats See KZC 105.25
19	KZC 95.23.4.b Tree Removal - Not Associated with Development Activity	Make consistent with Planning Official appeals elsewhere in the code.	b. An applicant may appeal an adverse determination to the Hearing Examiner. A written notice of appeal shall be filed with the City within 14 calendar days following the date of distribution of a City's decision. The office of the Hearing Examiner shall give notice of the hearing to the applicant at least 17 calendar days prior to the hearing. The applicant shall have the burden of proving that the City made an incorrect decision. Based on the Hearing Examiner's findings and conclusions, the Hearing Examiner may affirm, reverse or modify the decision being appealed. The decision of the Planning Official is appealable using the applicable appeal provisions of Chapter 145 KZC.

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20	KZC 95.40.1.d., Required Landscaping	Out of date reference.	d. Chapter 110 KZC and Chapter 19.36 KMC address vegetation within rights-of-way, except for the I-405, and SR-520 rights-of-way, and the Burlington Northern Cross Kirkland Corridor railbanked rail corridor or the Eastside Rail Corridor rights-of-way.
21	KZC 100.15, Signs, Scope and Exclusions	Codify common practice - exclude signs not visible from off-site from regulation. (From Interpretation 85-6, Part 2).	8. Exterior signs or displays not visible from streets or ways open to the public. 9. Signs in the interior of a building more than three feet from the closest window or not facing a window.
22	KZC 100.50.1.a, Signs, Designated Corridors	Out of date reference.	a. Market Street between Central Way and N.E. 106th Street Forbes Creek Drive.
23	KZC 100.65.1, Signs,	Codify common practice. (From Interpretation 86-16).	1. Wall-Mounted and Marquee Signs: Shall not project above the roofline of the building to which they are attached, <u>unless on a parapet or similar architectural feature.</u>
24	KZC 100.115, Signs, Temporary/Special Signs	Clarify permitted duration of display of a Temporary Commercial Sign. (From Interpretation 95-4 (Part 2))	Must remove <u>after being displayed 60 days or at end of use, event or condition, whichever comes first.</u>
25	KZC 115.07.10.c, Accessory Dwelling Units	Make consistent with Planning Official appeals elsewhere in the code.	c. Appeals. An applicant may appeal to the Hearing Examiner the decision of the Planning Official in denying a request to construct an accessory dwelling unit. A written notice of appeal shall be filed with the Planning Department within 14 calendar days of the date the Planning Official's decision was mailed or otherwise delivered to the applicant. The City shall give notice of the hearing to the applicant at least 14 calendar days prior to the hearing. The applicant shall have the burden of proving the Planning Official made an incorrect decision. Based on the Hearing Examiner's findings and conclusions, he or she may affirm, reverse, or modify the decision being appealed. The decision of the Planning Official is appealable using the applicable appeal provisions of Chapter 145 KZC.

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26	KZC 115.80.2, Legal building Site	Clarify that lot sizes can be varied per the existing provisions found in the subdivision ordinance.	<p>2. Exception, Detached Dwelling Units – An applicant may build one (1) detached dwelling unit on a lot or parcel regardless of the size of the lot or parcel if:</p> <p>a. The applicant applies for necessary permits to construct the unit within five (5) years of the date the lot or parcel is annexed into the City and the lot or parcel was a lawfully created lot under King County subdivision and zoning laws; or</p> <p>b. There is or ever has been a residence on the subject property. At any time, the applicant may remodel, rebuild, or enlarge that one (1) residence; provided, that all other Zoning Code requirements are met; or</p> <p>c. <u>The lot size was approved pursuant to all applicable laws, ordinances and regulations; or</u></p> <p>ed. The lot lines defining the lot or parcel were recorded in the King County Assessors Office prior to May 17, 1972, and the lot or parcel has not simultaneously been owned by the owner of a contiguous lot or parcel which fronts on the same right of way subsequent to May 17, 1972.</p>
27	KZC 117.95, Personal Wireless Service Facilities, Appeals and Judicial Review	Make consistent with Planning Official appeals elsewhere in the code.	<p>1. An applicant may appeal a Planning Official decision to the Hearing Examiner. A written notice of appeal shall be filed with the Planning Department within 14 days of the date the Planning Official's decision was mailed or otherwise delivered to the applicant. The office of the Hearing Examiner shall give notice of the hearing to the applicant at least 14 days prior to the hearing. The applicant shall have the burden of proving that the Planning Official made an incorrect decision. Based on the Hearing Examiner's findings and conclusions, he or she may affirm, reverse, or modify the decision being appealed. The decision of the Planning Official is appealable using the applicable appeal provisions of Chapter 145 KZC.</p>
28	KZC 118.20, Hazardous Liquid Pipelines	Make consistent with high consequence land use regulations in 118.60.	<p><u>Applicability</u> The provisions of this chapter shall apply to all development activity, landfilling, excavation and construction on properties within 150<u>500</u> feet of any hazardous liquid pipeline corridor, as defined in KZC 5.10.348.</p>

29	KZC 127, Temporary Use	Streamline temporary use permit (TUP) process for homeless encampments at repeat locations. Change from Planning Director to Planning Official as decision-maker for TUP's.	see Exhibit 3
30	KZC 145.60.1.b., Process I Appeals	Clarification.	1. <u>Who May Appeal</u> - The decision of the Planning Director may be appealed by: a. The applicant, or b. Any person who submitted written comments or information to the Planning Director on the application <u>during the comment period established in the Notice of Application.</u>