



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 ~ www.kirklandwa.gov

Single-Family & Accessory Structure Zoning Regulations in Low Density Zones

The following general information applies to **all residential properties in [low-density zones](#)** (as defined by Kirkland Zoning Code Section 5.10.490) located within Kirkland City Limits. It does not take in to consideration properties that contain any [critical areas](#) or site specific issues or situations. If you think your property contains a [stream, wetland](#) or [steep slope and/or seismic area](#) contact the Planning & Building Department at 425.587.3225 or PlanningInfo@kirklandwa.gov.

A review of a complete application will reveal exactly which regulations apply to your proposal. The following code provisions were applicable at the time that this handout was prepared. Codes can change over time. Please check with the Planning & Building Department and Public Works Departments for additional requirements. Below are a series of links that most often apply to the development of a detached dwelling unit (single-family home) in a low density zone. If after reviewing the materials in this handout, you have any questions about the impact of effect of a regulation on your property, please contact the Planning & Building Department for assistance.

You are encouraged to contact the Planning & Building Department to verify the zoning of your property. Setbacks are determined by how a property line is defined; please refer to [Property Line Definition](#) for further information.

[Low Density Residential Zones \(RS, RSX, WD II, PLA 6C, PLA 6E, PLA 16\)](#)

[Average Building Elevation Handout](#)

[Height regulations, exceptions \(Zoning Code Section 115.60\)](#)

[Floor area ratio \(FAR\) calculation for detached dwelling units in low density zones \(Zoning Code Section 115.42\)](#)

[Garage setback requirements for detached dwelling units in low density zones \(Zoning Code Section 115.43\)](#)

[Calculating lot coverage \(Zoning Code Section 115.90\)](#)

[Miscellaneous information on required yards \(Zoning Code Section 115.115\)](#)

[Fences \(Zoning Code Section 115.40\)](#)

[Accessory Dwelling Unit/Mother-in-Law Apartment \(Zoning Code Section 115.07\)](#)

[Tree Retention Information \(Zoning Code Section 95.30\)](#)

[Survey Policy](#)

[Holmes Point Overlay Zone \(Zoning Code Chapter 70\)](#)

[Shoreline Master Plan \(if your property is located within 200 feet of Lake Washington\) \(Zoning Code Chapter 83\)](#)

Here are some general links to the:

[Adopted and Pending Code Changes](#) being processed by the City of Kirkland Planning & Building Department

[City of Kirkland: Municipal Code, Zoning Code, Comprehensive Plan](#)

[Kirkland Permit On-Line Permit Tracking System](#)

[City of Kirkland Web Page](#)

[MyBuildingPermit.com](#)