MEMORANDUM

To: Kurt Triplett, City Manager

From: Dorian Collins, AICP, Senior Planner
       Adam Weinstein, AICP, Acting Planning and Building Director

Date: November 28, 2018

Subject: Amendments to the Kirkland Zoning Code (KZC) and Comprehensive Plan for the Totem Lake Business District, File CAM18-00196

Staff Recommendation
Adopt the enclosed ordinance amending Chapters 55 (Totem Lake), 92 (Design Regulations), 110 (Required Public Improvement) and 180 (Plates) of the KZC and the Totem Lake Business District Chapter of the Comprehensive Plan. The amendments contained in the ordinance are consistent with the recommendations of the Planning Commission.

Background
This project is part of the 2018-20 Planning Work Program adopted in February 2018 by City Council. The project includes amendments to the KZC and Comprehensive Plan for the Totem Lake Business District pursuant to the Totem Lake Resolution, which was approved by the City Council on May 2, 2017. The Totem Lake Resolution supports the ongoing evaluation and adjustment of policies and regulations within the Totem Lake Urban Center to ensure that appropriate and high-quality development is being encouraged in the City’s Urban Growth Center.

The scope of the project includes:

1) The expansion of the Residential Suites use to zoning districts where the use is not currently allowed. The study of the topic was in response to a request from Robert Pantley and Angela Rozmyn of Natural and Built Environments LLC.

2) Changes to building heights for non-residential uses and changes to requirements for ground floor commercial uses in mixed-use zones, in response to a request from Doug Waddell who owns property in the business district.

3) Changes to zoning regulations and design guidelines to implement the recommendations of the Totem Lake Urban Center Enhancement and Multimodal Transportation Network Plan, adopted by the City Council on May 15, 2018.

4) Corrections of minor errors and minor updates to zoning regulations and
Comprehensive Plan text.

A summary of the public meetings held to provide opportunities for community involvement and to receive input on the proposed amendments follows:

At the April 26, 2018 Planning Commission meeting, staff described the study scope for the proposed amendments and the Planning Commission provided direction regarding the zones to be included in the study of changes to building heights, ground floor commercial regulations and residential suites. At the time of the meeting, the request related to the expansion of the Residential Suites use included the TL 10A zone (planned for office/business park uses) where residential use is not supported by policy direction in the Comprehensive Plan. Natural and Built Environments LLC had asked that the use be allowed in the zone to enable development of residential suites on property owned by the Residence XII residential treatment facility. The Commission directed staff to study the potential for and possible implications of allowing residential uses throughout the business park area.

At the Planning Commission meeting on September 27, 2018 (see meeting materials: (Part 1, Part 2 and Part 3), staff presented draft amendments to the Zoning Code and Comprehensive Plan. The proposed amendments included additional changes identified by staff through the study process. Three proposed amendments were removed from the scope: 1) the residential suites topic was refined to limit the expansion to three zones that currently allow multifamily residential use, as the request to locate Residential Suites in the TL 10A zone was withdrawn; 2) amendments to enable transit oriented development (TOD) at the Kingsgate Park and Ride site were postponed to 2019, to enable time for the completion of Sound Transit’s feasibility study; and 3) amendments to the design guidelines for Totem Lake were postponed to January of 2019, to allow for more time to refine the project. The Planning Commission provided the following direction on the draft amendments presented at the meeting:

- In the TL 10B zone, evaluate impacts of additional building height above 55 feet to sunlight on the Cross Kirkland Corridor (CKC), adjacent to the zone.
- In the TL 10B zone, consider measures to address building massing adjacent to the CKC.
- In the TL 10B zone, ensure that some of the publicly accessible space to be required at the ground floor be located at the property frontage adjacent to the CKC.
- Do not include proposed amendments to allow residential suites in the TL 10C and TL 10D zones among those to be considered at the public hearing.

In October of 2018, staff met with the City Council Planning and Economic Development Committee (PED) to provide a briefing of the draft amendments prior to the public hearing. Members of the committee asked that the topic of the addition of the Residential Suites use in the TL 10C and TL 10D zones be included in the public hearing before the Planning Commission. The discussion with the committee included suggestions of additional measures, such as the provision of car share and bike share
vehicles for tenants, to reduce traffic and parking demand associated with residential suites.

At the public hearing on November 8, 2018 (see meeting materials: Part 1, Part 2, Part 3 and Part 4), staff presented the proposed code amendments, which included revisions to the draft amendments to address direction from the Planning Commission and the PED committee. Staff recommended an additional revision for the Planning Commission to consider at the public hearing related to proposed regulations for residential suites in the TL 4A, TL 10C and TL 10D zones. The revision included a proposed new special regulation to enable an existing parking demand and utilization study to be used for subsequent residential suite developments if the scope of the study is sufficient to address anticipated conditions for the project.

The Planning Commission conducted the meeting and there were two public comments. Mr. Tyler Litzenberger of the Vector Development Company expressed support for the proposed amendments, and requested that additional building height be considered for hotel use in the TL 6B zone. Mr. Doug Waddell expressed support for the proposed amendments.

The Planning Commission supported the additional special regulation for residential suites proposed at the public hearing by staff. The Commission also recommended that an additional amendment to address upper story building massing be included for the portion of buildings above 55 feet in height in the TL 10B zone. A vote was conducted and a recommendation of approval of the proposed amendments passed 7-0.

**Proposed Amendments**

Staff has addressed the issues identified by the Planning Commission in the proposed amendments. Attachment A to Ordinance 4671 contains proposed revisions to the Comprehensive Plan. Attachment B to Ordinance 4671 contains proposed changes to the Zoning Code. New text is shown as underlined, and deleted text is shown as strikeout. The proposed amendments are summarized below:

**Corrections and updates:**

- **TL 10B:** Eliminates General Regulation 3, which requires the dedication and improvement of right of way as a condition of development to enable the construction of 118th Avenue NE. The road is currently under construction, as part of the Lifebridge residential project.
- **Chapter 180 (Plate 34C):** Eliminates a plate indicating the location and requirement for installation of 118th Avenue NE (described above).
- **TL 4A/B/C, TL 5, TL 6A/B:** Revises General Regulations to refer to revised Plates 34A and 34C. Adds term “paved” to General Regulations. Eliminates General Regulation regarding ground floor space, already addressed in Chapter 92 (Design Regulations) and design guidelines.
- **Multiple Zones (Design Regulations, Section 92.15.3.b):** Adds reference to the CKC and Eastside Rail Corridor (ERC) to design regulations in Chapter 92 requiring screening or treatment for blank walls.
• Totem Lake Business District Chapter, Comprehensive Plan: Eliminates text that calls for a new road connection (118th Avenue NE, as described above) linking NE 116th Street and NE 118th Street.

Flexibility in regulations:
• TL 6A/B, TL 10B: Increases the maximum building height for Office use from 45 feet to 65 feet in the TL 6A/6B zone, and from 55 feet to 65 feet in the TL 10B zone. New height limits match existing building height maximums for the “Attached or Stacked Dwelling Units” use listing in these zones. In the TL 10B zone, provides: 1) a new special regulation that requires an evaluation of possible impacts to solar access on the CKC, and measures to minimize impacts if necessary and 2) a new special regulation that requires step backs for the portion of a building above 55 feet in height adjacent to the CKC. A potential Planning Work Program item for the coming year is re-evaluating the CKC design guidelines and making adjustments to reflect current needs and concerns.
• TL 4A/B/C, TL 6A/B: Increases the maximum building height for the Attached or Stacked Dwelling Units and Residential Suites uses (both are “mixed use,” as some amount of ground floor commercial use is required) from 65 feet to 75 feet in order to provide greater flexibility in design, and increased options in satisfying requirements for parking and ground floor commercial space.
• TL 4A/B/C, TL 5, TL 6A/B, TL 7A: Revises the requirements for ground floor commercial use in mixed use development to be consistent with the policy objectives for each area. In TL 5 and TL 6A/B, revises requirements to support a lively streetscape by requiring that commercial use occupy a minimum depth. In TL 4 and TL 7A, retains the potential for a larger commercial presence by requiring commercial use to occupy a percentage of the street level floor (the revision would note that “street level floor” is the basis for measurement rather than the “area of the subject property”). In the TL 4A subarea, provides an exemption for one parcel (former Office Max site) from including commercial use in Attached or Stacked Dwelling Units and Residential Suites, due to the limited visibility and access to this parcel.

Expansion of Residential Suites use:
• TL 4B, TL 10C/D: Adds the Residential Suites use to these zones. While the parking requirement established for the use is the same as that required for the Attached or Stacked Dwelling Units use, a new special regulation provides an opportunity for a developer to provide a parking study to support a reduced parking rate for a residential suites project. The special regulation also enables one study to be used to support subsequent developments if the scope of the original study included the area where the new project is proposed.

Implementation of the Totem Lake Urban Center Enhancement and Multimodal Transportation Network Plan:
• TL 1A/B: Revises the approach to the requirement for publicly accessible pedestrian-oriented space to remove the ambiguity in the existing regulations, and help the City and developers understand what is desired. The proposed
regulation establishes standards for publicly accessible space for both smaller and larger developments.

- TL 4B, TL 6A/B, TL 10B: Provides a new regulation for pedestrian-oriented space to be provided with new development in these zones, using the same approach as that proposed for the TL 1A/B zones.
- TL 5, Chapter 110 (Required Public Improvements), Chapter 180 (Plates): 1) adds a new type of collector street, to be called a “Totem Lake Access Street” to include new dimensions and amenities for this street concept; 2) eliminates text describing standards for new streets in TL 5 that are not consistent with the standards for Totem Lake Access Streets; and 3) updates and revises plates in Chapter 180 to implement the recommended changes.
- TL 3B: To enable the future development of a linear “hill climb” park along 120th Avenue NE, between the Village at Totem Lake and the Evergreen Health campus, provides a new special regulation requiring that a Public Access Easement be granted across the eastern portion of the hospital campus along 120th Avenue NE, prior to the issuance of a building permit for the office building proposed for this area within the Evergreen Health Master Plan.
- Totem Lake Business District Chapter, Comprehensive Plan: 1) revises one figure in the Comprehensive Plan to correct the alignment of the Circulator and to ensure that the gateways identified match those in the Enhancement Plan; and 2) revises one figure to reflect the completion of 118th Avenue NE and the designation of the Totem Lake Access Streets.

**Public Comment**
The proposed amendments were discussed at study sessions of the Planning Commission on April 26, 2018 (Minutes) and September 27, 2018 (Minutes). A public hearing was held on November 8, 2018. Pursuant to KZC 160.40, notice of the hearing was published in the official City newspaper, posted on official notice boards and posted on the City website. Attachment 1 contains draft minutes for the public hearing. Attachment 2 contains comments (maps) submitted at the public hearing from Tyler Litzenberger. A webpage for the Totem Lake Code Amendments was also created and maintained throughout the study and public hearing process. The project was also discussed at the July meeting of the Totem Lake Conversations business group, and a summary of the Planning Commission’s recommendation was presented at the Totem Lake Conversations meeting in November. Written comments on the Totem Lake amendments project are included as Attachment 15 and Attachment 29 to materials provided for the public hearing on November 8, 2018 (see Part 2 and Part 4).

**Environmental Review**
An addendum to the City of Kirkland 2015 Comprehensive Plan Update – Draft and Final Environmental Impact Statement (EIS) was issued for the proposed amendments on November 8, 2018. The impacts of the proposal are within the range of impacts identified and evaluated in the EIS, and no new significant impacts were identified.

**Planning Commission Recommendation**
The Planning Commission supported the staff recommendation, with modifications to the recommended regulations related to building height in the TL 10B zone. The
Commission recommends that the proposed amendments be revised to address building massing at the upper story, to provide modulation along the CKC in this area. The proposed amendments in Attachment B to Ordinance 4671 include the revision suggested by the Planning Commission.

The Planning Commission discussed the issue of building modulation along the CKC, and suggested that the topic be studied more broadly to include properties adjacent to the corridor in other areas as well as in Totem Lake. Staff recommends that this topic be added to the Planning Work Program for 2019.

**Attachments:**
1. Draft Minutes for Public Hearing before the Planning Commission, November 8, 2018
2. Aerial maps submitted by Tyler Litzenberger

**cc:** File Number CAM18-00196
1. CALL TO ORDER/ROLL CALL (7:03 PM)

Members Present:  Sandeep Singhal - Chair, Colleen Cullen, Glenn Peterson, Mathew Pruitt, Angela Rozmyn, and John Tymczyszyn.

Members Absent:  Carter Bagg - Vice Chair.

Staff Present:  Adam Weinstein - Acting Planning & Building Director, Joan Lieberman- Brill - Senior Planner, Dorian Collins - Senior Planner, Deb Powers - Urban Forester, Susan Lauinger - Planner, Shaylynn Johanson - Office Specialist, and Jeannie Dines - Recording Secretary.

2. ANNOUNCEMENT OF AGENDA (7:04 PM)

The agenda was amended to reverse the order of agenda items 4A and B.

3. COMMENTS FROM THE AUDIENCE (7:05 PM)

1. Mike Smith, 811 Kirkland Avenue, Kirkland.

2. Scott Morris, Finn Hill Neighborhood Association, 11184 Champagne Point Road, Kirkland. He submitted written information.

3. Scott Moser, 10404 NE 58th Street, Kirkland.

4. Gina Clark, Master Builders Association, 335 116th Avenue NE, Bellevue.

5. Ken Goodwin, 11834 Holmes Point, Kirkland.


7. Charlie Bates, 8532 NE 135th Street, Kirkland.

4. STUDY SESSION (7:33 PM)

B. Kirkland 2018 Urban Tree Canopy Assessment

Urban Forester Deb Power introduced Jeremy Cantor, Plan-it GEO. Mr. Cantor presented the 2018 Kirkland Tree Canopy Assessment including project elements, land cover classification, land cover distribution, possible planting areas, city-wide urban tree canopy, UTC by land use, UTC by neighborhood, UTC change by neighborhood and conclusions.

Mr. Cantor, and Deb Powers responded to commission questions and commissioners provided input.
A. Kirkland Zoning Code Chapter 95 Amendments (CAM18-00408)

Ms. Powers provided an overview, reviewed code amendments under consideration and described next steps.

Ms. Powers and Planner Susan Lauinger responded to commission questions and commissioners provided input.

Chair Singhal declared a brief recess.

5. PUBLIC HEARING (9:42 PM)

A. 2018 City Initiated Comprehensive Plan Amendments (CAM18-00363)

Senior Planner Joan Lieberman-Brill highlighted the proposed Comprehensive Plan amendments.

Chair Singhal opened the public hearing at 9:44 PM.

There was no public testimony.

Chair Singhal closed the public hearing at 9:45 PM.

Motion to accept staff’s recommendations for the 2018 City-Initiated Comprehensive Plan Amendments.
Moved by Glenn Peterson, seconded by Colleen Cullen

Vote: Motion carried 6-0
Yes: Colleen Cullen, Glenn Peterson, Mathew Pruitt, Angela Rozmyn, Sandeep Singhal - Chair, and John Tymczyszyn.

B. Totem Lake Amendments (CAM18-00196)

Senior Planner Dorian Collins reviewed proposed Totem Lake Code and Comprehensive Plan amendments and described next steps.

Ms. Collins and Deputy Director Adam Weinstein responded to commission questions.

Chair Singhal opened the public hearing at 10:06 PM.

1. Doug Waddell, 13 Central, Ste L, Kirkland.

2. Tyler Litzenberger, President of Vector Development Company, 11335 NE 122nd Way, Ste 105, Kirkland. He submitted an aerial photograph.

Chair Singhal closed the public hearing at 10:10 PM.

Commission began its deliberation.
Motion to recommend the amendments to the Kirkland Zoning code and Comprehensive Plan for the Totem Lake Business District with the revision to include modulation to avoid visual massing along the CKC.
Moved by Mathew Pruitt, seconded by Colleen Cullen

Vote: Motion carried 6-0
Yes: Colleen Cullen, Glenn Peterson, Mathew Pruitt, Angela Rozmyn, Sandeep Singhal - Chair, and John Tymczyszyn.

6. READING AND/OR APPROVAL OF MINUTES (10:23 PM)
   A. September 13, 2018
   B. September 27, 2018

Motion to Approve minutes of September 13 and September 27, 2018.
Moved by Mathew Pruitt, seconded by Colleen Cullen

Vote: Motion carried 6-0
Yes: Colleen Cullen, Glenn Peterson, Mathew Pruitt, Angela Rozmyn, Sandeep Singhal - Chair, and John Tymczyszyn.

7. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (10:23 PM)
   A. City Council Actions

Mr. Weinstein highlighted agenda items at the November 6 Council meeting.
Chair Singhal reported on his and VC Bagg's meeting with Mayor Walen and Deputy Mayor Arnold.

   B. Hearing Examiner Actions
   C. Public Meeting Calendar Update

8. COMMENTS FROM THE AUDIENCE - None (10:27 PM)

9. ADJOURNMENT (10:27 PM)

______________________________
Chair
Kirkland Planning Commission
ORDINANCE NO. O-4671


WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend certain sections of the Comprehensive Plan and the Kirkland Zoning Code, as set forth in the staff report dated November 28, 2018 and bearing Kirkland Planning and Building Department File No. CAM18-00196; and

WHEREAS, prior to making the recommendation, the Kirkland Planning Commission, following notice as required by RCW 36.70A.035, on November 8, 2018, held a public hearing on the amendment proposals and considered the comments received at the hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA Addendum to Existing Environmental Documents issued by the responsible official pursuant to WAC 197-11-625; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:


Section 2. Zoning Code Text Changes: Chapters 55, 92, 110 and 180 of the Kirkland Zoning Code, Ordinance 3719, as amended, are amended as set forth in Attachment B attached to this ordinance and incorporated by reference.

Section 3. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. This ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and
publication, pursuant to Kirkland Municipal Code 1.08.017, in the
summary form attached to the original of this ordinance and by this
reference approved by the City Council, as required by law.

Section 5. A complete copy of this ordinance shall be certified
by the City Clerk, who shall then forward the certified copy to the King
County Department of Assessments.

Passed by majority vote of the Kirkland City Council in
open meeting this _____ day of __________, 2018.

SIGNED IN AUTHENTICATION thereof this _____ day
of __________, 2018.

________________________
Amy Walen, Mayor

Attest:

________________________
Kathi Anderson, City Clerk

Approved as to Form:

________________________
Kevin Raymond, City Attorney
The Western Mixed Use Subarea contains a wide range of uses and activities. The Kirkland Justice Center, providing police and court services, is located here, just west of the general retail area along 120th Avenue NE, and just east of the large 405 Corporate Center, where much of the subarea’s office and some flex industrial space is located. A mix of community recreational/cultural uses are clustered in the TL 10B zone at the southern end of the subarea. North of NE 124th Street lies the Totem Lake West shopping center and the Kingsgate Park and Ride lot. Medium density multifamily residential development remains at the subarea’s western boundary.

Within the southern upland portion of the Heronfield Wetlands Open Space, community members built and operate Jasper’s Dog Park, a two-acre, fenced site that provides an opportunity for dogs to play and socialize off-leash, and for citizens to visit and enjoy the natural setting.

The wooded hillside located at the south end of the Western Mixed Use Subarea is designated as a medium landslide hazard area (see Figure TL-4). Development in this area should be subject to the following conditions:

1. Lot coverage for development should be limited to ensure maximum preservation of existing vegetation.

2. Heavily vegetated visual and noise buffering should be maintained or developed where buffers are needed either for residential use of this site, or from nonresidential use of this site to residential use on neighboring properties.

3. Access to NE 116th Street should be limited due to the terrain and the desire to retain existing trees within the southern portion of the site.

A desired new road connection would link NE 116th Street and NE 118th Street through this part of the subarea (see Figure TL-6), providing more direct access to the Kirkland Justice Center, the office park, and points to the north and west.
Figure TL-6: Totem Lake
Planned Streets and Possible New Connections
Figure TL-10: Totem Lake Urban Design
The charts in KZC 55.75 contain the basic zoning regulations that apply in the TL 10B 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 55.73 – 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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

3. New development on properties across which the planned extension of 118th Avenue NE to NE 116th Street is located, as shown on Plate 34C, Chapter 180 KZC, shall contribute to the creation of the street as follows:
   a. With all new development, the portions of this street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34C; and
   b. The street shall be improved as determined by the Public Works Director.

   Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.

4. Vehicular access to NE 116th is permitted only via 118th Avenue NE, or if the subject property does not have access to 118th Avenue NE.
   (Does not apply to Public Park use.)

5. Development must be designed to retain the existing hill along NE 116th Street and retain, at a minimum, 25 percent of the viable significant trees. The City may require greater than 25 percent depending on the location and clustering of trees.
   (Does not apply to Public Park use.)

6. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

7. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

(Revised 12/17)
Section 55.31 – 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 provision of this code may apply to the subject property.

2. The ground floor of all structures with frontage on a paved pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space, shall be a minimum of 13 feet in height (see Plate 34A, Chapter 180 KZC). Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
   b. Parking garages; or
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

4. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest (see also Chapter 105 KZC).

5. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

6. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

7. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.
4. Building and/or landscaping features that highlight the entryway to the Totem Lake Neighborhood shall be incorporated into redevelopment of the parcel located at the southeast corner of TL 5. The features shall contain elements such as a sign, art and/or lighting. See Chapter 92 KZC, Design Regulations.

5. The ground floor of all structures on the subject property with frontage on a paved pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.
   b. Parking garages.
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

6. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest.

7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

8. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

9. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.
Section 55.43 – 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. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.

3. The ground floor of all structures with frontage on a paved pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height (see Plate 34A, Chapter 180 KZC). Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
   b. Parking garages;
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
   d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.

4. Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).

45. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
56. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

57. Some development standards or design regulations may be modified as part of the design review process. See Chapter 92 or 142 KZC for requirements.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

78. In TL 6B, development must provide a grid of internal access roads (see Plate 34G) (see Plate 34A, Chapter 180 KZC) pursuant to the following standards:
   a. A centralized east-west connection that forms the spine for the site. Such a connection would reduce the need for vehicular circulation on NE 124th Street.
   b. Two to three north-south connections from NE 124th Street to the east-west connection noted above. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public pedestrian corridor.
   c. Suggested cross-sections for each of these roads:
      1) Two travel lanes (one lane each way);
      2) On-street parallel parking;
      3) Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.
      The above access roads may be private or public.

89. The applicant shall install a through-block pathway or other pathways to link streets and/or activities (see Plate 34C, Chapter 180 KZC). (See Plate 34Q.) Include at least one mid-block east-west pathway connecting uses to 116th Avenue NE and a network of north-south pathways at intervals no greater than 350 feet that link uses to NE 124th Street. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards. Additional through-block pathways not shown in the Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.

940. No portion of a structure on the subject property within 40 feet of Slater Avenue in TL 6A may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue.
Amendments to Section 92.15.3.b

3. Blank Wall Treatment

  a. Blank Wall Defined – All Zones – A blank wall is any wall or portion of a wall that meets either of the following criteria (see Figure 92.15.C):

   1) A wall or portion of a wall with a surface area of at least 400 square feet having both a length and a width of at least 10 feet without a window, door, building modulation at least one (1) foot in depth or other architectural feature.

   2) Any wall or portion of a wall between four (4) feet and 13 feet above ground level with a horizontal dimension longer than 15 feet without a window, door, building modulation at least one (1) foot in depth or other architectural feature.

  b. Blank Wall Treatments – All Zones – Each blank wall that is visible from any right-of-way, internal access road, pedestrian-oriented space, or through-block pathway, the Cross Kirkland Corridor or the Eastside Rail Corridor must be screened or treated in at least one (1) of the ways listed in subsection (3)(c) of this section if it meets the criteria for a blank wall under subsection (3)(a) of this section. Internal roadways used primarily for service access and not visible from a street, pedestrian-oriented space or through-block pathways, the Cross Kirkland Corridor or the Eastside Rail Corridor are exempt from this requirement.

  c. Blank Wall Treatment Standards in All Zones – At least one (1) of the following techniques must be used to treat or screen blank walls:

   1) By the installation of a vertical trellis with climbing vines or plant material in front of the blank wall.

   2) By providing a landscaped planting bed at least five (5) feet wide or a raised planter bed at least two (2) feet high and three (3) feet wide in front of the blank wall and planted with plant materials that will obscure or screen at least 50 percent of the blank wall within two (2) years.

   3) By providing artwork, such as mosaics, murals, sculptures or bas-relief on the blank wall.

   4) By proposing alternative techniques as part of the Design Review process.
### 328.6.060 Office Use D.R., Chapter 142 KZC

<table>
<thead>
<tr>
<th>USE</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
<th>REQUIRED YARD (See-Ch.-115)</th>
<th>Lot Size</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
<th>Height of Structure</th>
<th>Landscape Category (See-Ch.-35)</th>
<th>Sign Category (See-Ch.-105)</th>
<th>Required Parking Spaces (See-Ch.-105)</th>
<th>Special Regulations (See also General Regulations)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Use</td>
<td>D.R., Chapter 142 KZC</td>
<td>None</td>
<td>10'</td>
<td>0'</td>
<td>0'</td>
<td>80%</td>
<td>645' above average building elevation. See Gen. Regs. 3 and 10.</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The following regulations apply to veterinary offices only:
   a. May only treat small animals on the subject property.
   b. Outside runs and other outside facilities for the animals are not permitted.
   c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.
   d. A veterinary office is not permitted in any development containing dwelling units.
2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
   a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
   b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

---

### 328.6.070 Hotel or Motel

1. May include ancillary meeting and convention facilities.
2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.

### 328.6.080 Entertainment, Cultural and/or Recreational Facility

See KZC 105.25.
<table>
<thead>
<tr>
<th>USE</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
<th>SPECIAL REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section 55.75</strong></td>
<td><strong>REQUIRED YARDS</strong> (See-CH.115)</td>
<td><strong>Landscape Category</strong> (See-CH.105)</td>
<td><strong>Required Parking Spaces</strong> (See-CH.105)</td>
</tr>
<tr>
<td><strong>Required Review Process</strong></td>
<td><strong>Lot Size</strong></td>
<td><strong>Height of Structure</strong></td>
<td><strong>Lot Coverage</strong></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td><strong>Front</strong></td>
<td><strong>Side</strong></td>
<td><strong>Rear</strong></td>
</tr>
</tbody>
</table>

**.080 Office Use**
- **655′ above average building elevation.**
- **C**
- **D**
- If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.

1. The following regulations apply only to veterinary offices:
   a. Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A.
   b. 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.

2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
   a. The ancillary manufactured goods are subordinate to and used as a part of this use.
   b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other uses.

3. Design considerations for the portion of the building above 55 feet should include an evaluation of possible impacts to solar access on the Cross Kirkland Corridor (CKC), and measures to minimize impacts if necessary.

4. Adjacent to the CKC, any portion of a structure greater than 55 feet in height must be set back from the façade below by an average of 15 feet with a minimum step back of five feet.

**.085 Restaurant or Tavern (see Spec. Regs. 1 and 2)**

1. This use is only permitted on properties within 150 feet of the Cross Kirkland Corridor.
2. No drive-through or drive-in facilities are permitted.

(Revised 12/17)
**Kirkland Zoning Code**

326.5

**Attached or Stacked Dwelling Units**


<table>
<thead>
<tr>
<th>USE</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUIRED-YARD</td>
<td>Lot-Size</td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>Side</td>
<td>0'</td>
<td>10'</td>
</tr>
<tr>
<td>Rear</td>
<td>0'</td>
<td>10'</td>
</tr>
<tr>
<td>Lot-Coverage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape Category</td>
<td>Height-of Structure</td>
<td></td>
</tr>
<tr>
<td>Required Parking Spaces</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Special Regulations

See also General Regulations

1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.

2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

4. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor.

5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
   a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
### Residential Suites

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIRED-YARD</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
<th>Landscaping</th>
<th>Landscape</th>
<th>Sign Category</th>
<th>Parking Spaces</th>
<th>Required Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>None</td>
<td>10'</td>
<td>0'</td>
<td>0'</td>
<td>Height of Structure</td>
<td>Category</td>
<td>(See-Ch. 45)</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0'</td>
<td>0'</td>
<td>80%</td>
<td>765' above average building elevation</td>
<td>(See-Ch. 105)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. This use is permitted only in the TL 4A subarea.
2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.
3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.
4. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County:
   a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for private parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.

(Revised 12/17)
<table>
<thead>
<tr>
<th>USE ZONE CHART</th>
<th>Section 55.45</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TL 6A/6B</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>.090</th>
<th>Private Lodge or Club</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>45' above average building elevation. See Gen. Reg. 10.</td>
</tr>
<tr>
<td></td>
<td>B 1 per each 300 sq. ft. of gross floor area.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>.100</th>
<th>Attached or Stacked Dwelling Units. See Spec. Reg. 1.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>D.R., Chapter 142 KZC</td>
</tr>
<tr>
<td></td>
<td>None 10' 0' 0' 80%</td>
</tr>
<tr>
<td></td>
<td>B 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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>D.R.</td>
</tr>
<tr>
<td></td>
<td>None 10' 0' 0' 80%</td>
</tr>
<tr>
<td></td>
<td>B 1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</td>
</tr>
</tbody>
</table>

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
2. The street level floor shall include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. The commercial use shall be oriented toward fronting streets, major pedestrian sidewalks and through-block pathways, and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street, major pedestrian sidewalk or through block pathway).

Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building’s linear commercial frontage along the street.

The Design Review Board may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C).

The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

3. The following uses are not permitted within a Master Plan:
   a. Retail establishments providing storage services unless accessory to another permitted use;
### USE ZONE CHART
Section 55.45

<table>
<thead>
<tr>
<th>.080</th>
<th>Entertainment, Cultural and/or Recreational Facility</th>
<th></th>
<th></th>
<th>See KZC 105.25.</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>.090</td>
<td>Private Lodge or Club</td>
<td></td>
<td></td>
<td>B 1 per each 300 sq. ft. of gross floor area.</td>
<td></td>
</tr>
<tr>
<td>.100</td>
<td>Attached or Stacked Dwelling Units. See Spec. Reg. 1.</td>
<td>D.R., Chapter 142 KZC</td>
<td>None</td>
<td>10' 0' 0' 80%</td>
<td></td>
</tr>
</tbody>
</table>

|  |  |  |  |  |  |
|  |  |  |  |  |  |

#### TL 6A/6B

1. The street level floor of the building shall include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. The commercial use shall be oriented toward fronting streets, major pedestrian sidewalks and through-block pathways, and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street, major pedestrian sidewalk or through-block pathway).

Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

The Design Review Board may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C).

The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size.

Kirkland Zoning Code 328.5

(Revised 12/17)
2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

|--------------------|-------------------|

|------|-------------------|
|      | The street level floor of the building shall Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. The commercial use shall be oriented toward fronting streets, major pedestrian sidewalks and through-block pathways, and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street, major pedestrian sidewalk or through-block pathway).

Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

The Design Review Board may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C).

The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

The Design Review Board may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C).
proposed improvements and that the design of the commercial frontage will maximize visual interest.

2. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 3, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
### Kirkland Zoning Code

#### TL 4A/B/C

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIRED-REVIEW Process</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
<th>REQUIRED-YARD (See Ch. 115)</th>
<th>Landscape (See Ch. 35)</th>
<th>Sign Category (See Ch. 105)</th>
<th>Required Parking Spaces (See Ch. 105)</th>
<th>Special Regulations (See also General Regulations)</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE</td>
<td>REGULATIONS</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

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

1. **Required or Stacked Dwelling Units**

2. **Lot Size**
   - None
   - 10' x 0' x 0' x 80%

3. **Height of Structure**

4. **Required Yard**
   - 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.

5. **Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building’s linear commercial frontage along the street.**

The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

At least 20 percent of the total gross floor area located on the street level floor of the building shall Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. The commercial use shall be oriented toward fronting streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street). In TL 4A, parcel 282605-9043 is exempt from this special regulation, due to the limited visibility and access to this parcel.
TL 4A/B/C

<table>
<thead>
<tr>
<th>USE</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUIRED-YARD</td>
<td>(See-Ch.-115)</td>
<td></td>
</tr>
<tr>
<td>Lot-Size</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>Side</td>
<td>Rear</td>
</tr>
<tr>
<td>Height-off Structure</td>
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<td></td>
</tr>
<tr>
<td>Landscape</td>
<td>(See-Ch.-95)</td>
<td></td>
</tr>
<tr>
<td>Sign-Category</td>
<td>(See-Ch.-100)</td>
<td></td>
</tr>
</tbody>
</table>

**Special Regulation**

(See also General Regulations)

### Residential Suites

- **Use:** See Spec. Reg. 1.
- **D.R., Chapter 142 KZC:** None
- **Lot Size:** 10’ 0’ 0’ 80%
- **65’ above average building elevation. See Gen. Reg. 2.

- **D:**
- **E:** See Spec. Reg. 3.

**Required Review Process:

1. This use is permitted only in the TL 4A subarea.

2. At least 20 percent of the total gross floor area located on the street level floor of the building shall include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. The commercial use shall be oriented toward fronting streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street). In TL 4A, parcel 282605-9043 is exempt from this special regulation, due to the limited visibility and access to this parcel.

The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.
Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building’s linear commercial frontage along the street.

3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.

4. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County:
   a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for private parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.
   b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum the TMP shall include the following requirements:
      1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.
      2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.
      3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.
      4) Adequate secured and sheltered bicycle parking to meet anticipated demand.

REGULATIONS CONTINUED ON NEXT PAGE
### Section 55.51

#### USE ZONE CHART

**Zone TL 7A, 7B**

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

<table>
<thead>
<tr>
<th>Section 55.51</th>
<th>USE</th>
<th>REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>.005</td>
<td>Mixed Use Development Containing Attached or Stacked Dwelling Units</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Required Review Process</th>
<th>Minimums</th>
<th>Maximums</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (See Ch. 115)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>Side</td>
<td>Rear</td>
</tr>
<tr>
<td>1.5 acres</td>
<td>10'</td>
<td>0'</td>
</tr>
</tbody>
</table>

1. This use is permitted only in TL 7A.
2. At least 20 percent of the total gross floor area located on the street level floor along NE 124th Street of the building shall Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvement and that the commercial space is configured to maximize its visibility and pedestrian orientation. Residential use may be located on the street level floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street.

   The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

3. The ground floor of structures shall be a minimum of 13 feet in height. Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet.

4. Site design must accommodate future pedestrian connections to the CKC.

5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply.

6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

(Revised 5/18)
Residential Suites

D.R., Chapter 142 KZC

None 10’ 0’ 0’ 80%

65’ above average building elevation. See Gen. Reg. 2.

For TL 4B: 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.

1. This use is permitted only in the TL 4A and TL 4B subareas.
2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.
3. In TL 4A, parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.
4. In TL 4A, the required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County:
   a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for private parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.
   b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording.

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.

Special Regulations
(See also General Regulations)
with King County. At a minimum the TMP shall include the following requirements:
1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.
2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.
3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.
4) Adequate secured and sheltered bicycle parking to meet anticipated demand.

REGULATIONS CONTINUED ON NEXT PAGE
5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.

6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.

7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.

8) Acknowledgment by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.

c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number...
of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.

5. Section 105.103.c provides a process to grant a decrease in the required number of parking spaces.

6. In TL 4B, the Planning Official may approve a parking reduction if a parking demand and utilization study has been approved by the City for this use within five years of the submittal of an application for development. The scope of the prior study must have included the zone in which the proposed development is located. The Planning Official may require an update to the prior study if warranted, or grant an extension to the original 5 year effective term of the study. The required parking rate shall be as established in the study, when the parking is managed as set forth in Special Regulation 4 above.

75. All residential suites and all required parking within a project shall be under common ownership and management.

86. Development shall be designed, built and certified to achieve or exceed one or more of the following green building...
<table>
<thead>
<tr>
<th>Section 55.33a</th>
<th>USE</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
<th>REQUIRED YARD (See-Ch.115)</th>
<th>Lot Coverage</th>
<th>SPECIAL REGULATIONS (See also General Regulations)</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE</td>
<td>CLICK</td>
<td>Minimum</td>
<td>Maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**Standards:** Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.

REGULATIONS CONTINUED ON NEXT PAGE.
### Residential Suites (continued)

<table>
<thead>
<tr>
<th>Section: 55.33a</th>
<th>USE</th>
<th>REGULATIONS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>.105 Residential Suites</td>
<td></td>
<td>DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS</td>
</tr>
</tbody>
</table>

**MINIMUMS**

- REQUIRED YARD
  - (See-Ch.115)

**MAXIMUMS**

- Lot Coverage
  - Front
  - Side
  - Rear

- Height of Structure

- Landscape Category
  - (See-Ch.135)

- Sign Category
  - (See-Ch.100)

- Required Parking Spaces
  - (See-Ch.105)

- Special Regulations
  - (See also General Regulations)

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REGULATIONS CONTINUED FROM PREVIOUS PAGE

97. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.

### Church

<table>
<thead>
<tr>
<th>Section: 55.33a</th>
<th>USE</th>
<th>REGULATIONS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>.110 Church</td>
<td></td>
<td>DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
<th>Height of Structure</th>
<th>Landscape Category</th>
<th>Sign Category</th>
<th>Parking Spaces</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>10'</td>
<td>0'</td>
<td>0'</td>
<td>65' above average building elevation.</td>
<td></td>
<td></td>
<td></td>
<td>(See also General Regulations)</td>
</tr>
</tbody>
</table>

- C
- B
- 1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.
- 1. May include accessory living facilities for staff persons.
- 2. No parking is required for day-care or school ancillary to this use.
## USE ZONE CHART

### Section 55.81

<table>
<thead>
<tr>
<th>USE</th>
<th>Regulations</th>
<th>Required Review Process</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
<th>Landscape Category (See Ch. 9a)</th>
<th>Sign Category (See Ch. 100)</th>
<th>Required Parking Spaces (See Ch. 105)</th>
<th>Special Regulations (See also General Regulations)</th>
</tr>
</thead>
<tbody>
<tr>
<td>.010</td>
<td>Attached or Stacked Dwelling Units</td>
<td>D.R., Chapter 142 KZC</td>
<td>None</td>
<td>10'</td>
<td>5' but 2 side yards must equal at least 15'</td>
<td>10'</td>
<td>80%</td>
<td></td>
</tr>
<tr>
<td>.020</td>
<td>Residential Suites</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Revised 12/17)
7. Section 105.103.c provides a process to grant a decrease in the required number of parking spaces.
8. For Residential Suites, the Planning Official may approve a parking reduction if a parking demand and utilization study has been approved by the City for this use within five years of the submittal of an application for development. The scope of the prior study must have included the zone in which the proposed development is located. The Planning Official may require an update to the prior study if warranted, or grant an extension to the original 5-year effective term of the study. The required parking rate shall be as established in the study, where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County:
   a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for private parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.
   b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum the TMP shall include the following requirements:
      1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.
      2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.
      3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.
      4) Adequate secured and sheltered bicycle parking to meet anticipated demand.
      5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.
      6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.
      7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a
licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.

6) Acknowledgment by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.

c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.

9. For residential suites with reduced parking approved pursuant to Special Regulation 7 or 8:
   a) All residential suites and all required parking within a project shall be under common ownership and management, and
   b) Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified, and
   c) Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.
USE ZONE CHART
Section 55.87

<table>
<thead>
<tr>
<th>Use</th>
<th>Regulations</th>
<th>Density Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Use</td>
<td>- See also Spec. Reg. 2(a). If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.</td>
<td>D.R., Chapter 142 KZC, None 10', 5', but 2 side yards must equal at least 15', See Spec. Reg. 5. Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.</td>
</tr>
</tbody>
</table>
owner agrees to the following in a form approved by the City and recorded with King County:

a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for private parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.

b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum the TMP shall include the following requirements:
   1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.
   2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.
   3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.
   4) Adequate secured and sheltered bicycle parking to meet anticipated demand.
   5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.
   6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.
   7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.
   8) Acknowledgment by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.

c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough...
parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.

8. For residential suites with reduced parking approved pursuant to Special Regulation 6 or 7:
   a) All residential suites and all required parking within a project shall be under common ownership and management, and
   b) Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified, and
   c) Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.

1.10 Day-Care Center and Mini-Day-Care Center

<table>
<thead>
<tr>
<th>10'</th>
<th>0'</th>
<th>Same as primary use.</th>
<th>B</th>
<th>See KZC 105.25.</th>
</tr>
</thead>
</table>

1. 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;
   b. The use is integrated into the design of the building.
2. A six-foot-high fence is required along the property lines adjacent to the outside play areas.
3. Hours of operation may be limited to reduce impacts on nearby residential uses.
4. 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 any nearby residential uses.
5. May include accessory living facilities for staff persons.
6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
### .010 Office Use

<table>
<thead>
<tr>
<th>D.R.</th>
<th>Chapter 142 KZC</th>
<th>None</th>
<th>10’</th>
<th>0’</th>
<th>0’</th>
<th>85% See Spec. Reg. 3.</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>D</td>
<td>See Chapter 105 KZC.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size.

2. Building height may be increased as follows:
   a. Buildings greater than 30 feet above average building elevation shall provide if one of the following public improvements is provided:
      1) Dedication and improvement of new streets pursuant to General Regulation 5; or
      2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.
   b. Building height may be increased up to 160 feet above average building elevation; provided, that:
      1) Development on the subject property complies with 2(a) above.
      3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On those parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.
      4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.
3. Increases in lot coverage may be considered if:
   a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or
   b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian...
## 0.40 Attached or Stacked Dwelling Units

<table>
<thead>
<tr>
<th>D.R.</th>
<th>Chapter 142 KZC</th>
<th>None</th>
<th>0'</th>
<th>0'</th>
<th>85% See Spec. Reg. 4.</th>
<th>30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 3.</th>
<th>C</th>
<th>A</th>
<th>1.2 per studio unit.</th>
<th>1.3 per 1 bedroom unit.</th>
<th>1.6 per 2 bedroom unit.</th>
<th>1.8 per 3 or more bedroom unit.</th>
<th>See KZC 105.20 for visitor parking requirements.</th>
</tr>
</thead>
</table>

1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

2. Residential development must provide a minimum density of 50 dwelling units per gross acre.

3. Building height may be increased as follows:
   a. **Buildings greater than 30 feet above average building elevation shall provide, if:**
      1) One of the following public improvements is provided:
         a) Dedication and improvement of new streets pursuant to General Regulation 5; or
         b) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and
   2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.
   b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:
      1) Development on the subject property complies with 3(a) above.
      3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet above average building elevation.

(Revised 12/17)
.040 Attached or Stacked Dwelling Units
(continued)

REGULATIONS CONTINUED FROM PREVIOUS PAGE

4. Increases in lot coverage may be considered if:
   a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or
   b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

.045 Residential Suites


1. Residential development must provide a minimum density of 50 dwelling units per gross acre.
2. Building height may be increased as follows:
   a. Buildings greater than 30 feet above average building elevation, if the following public improvements are provided:
      1) Dedication and improvement of new streets pursuant to General Regulation 5;
      2) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Development with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size.
      Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. The development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and
   b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:
      1) Development on the subject property complies with 2(a) above.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
### Assisted Living Facility

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>.070</td>
<td>Assisted Living Facility</td>
</tr>
</tbody>
</table>

- **30’ to 160’ above average building elevation.** See Gen. Reg. 2 and Spec. Reg. 2.
- **B A** See KZC 105.25.

1. **Chapter 115 KZC** contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

2. **Building height may be increased as follows:**
   - **Buildings greater than height may exceed 30 feet above average building elevation shall provide:**
     1. **One of the following public improvements is provided:**
        a. **Dedication and improvement of new streets pursuant to General Regulation 5:** or
        b. **Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces.** These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and
   2. **Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC.** See Chapter 112 KZC for additional affordable housing requirements and incentives.

   - **Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:**
     1. **Development on the subject property complies with 2(a) above.**
     2. **Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).**

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(Revised 12/17)
### .070 Assisted Living Facility (continued)

3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.

4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

3. Increases in lot coverage may be considered if:
   a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or
   b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

### .080 Convalescent Center or Nursing Home

<table>
<thead>
<tr>
<th>D.R., Chapter 142 KZC</th>
<th>None</th>
<th>10'</th>
<th>0'</th>
<th>0'</th>
<th>85% See Spec. Reg. 2.</th>
<th>30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.</th>
<th>C</th>
<th>B</th>
<th>1 for each bed.</th>
</tr>
</thead>
</table>

1. Building height may be increased as follows:
   a. Buildings greater than height may exceed 30 feet above average building elevation, if one of the following public improvements is provided shall provide:
      1) Dedication and improvement of new streets pursuant to General Regulation 5; or
      2) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.
   b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:
Section 55.15

If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area, Other- wise 1 per 300 gross floor area.

1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:
   a. Dedication and improvement of new streets pursuant to General Regulation 4; or
   b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.

2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
   a. The assembled or manufactured goods are subordinate to and are dependent upon this use.
   b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses.

3. The following regulations apply to veterinary offices only:
   a. May only treat small animals on the subject property.
   b. Outside runs and other outside facilities for the animals are not permitted.
   c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.
   d. A veterinary office is not permitted if the subject property contains dwelling units.

4. Twenty-foot yard required where properties abut NE 132nd Street.

5. Increases in lot coverage may be considered if:
<table>
<thead>
<tr>
<th>Zone</th>
<th>Development Containing Both Office Use and Attached or Stacked Dwelling Units</th>
<th>D.R., Chapter 142 KZC</th>
<th>None</th>
<th>10’</th>
<th>0’</th>
<th>85% See Spec. Reg. 1</th>
<th>30’ to 160’ above average building elevation. See Spec. Reg. 2</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>TL 1B</td>
<td>For residential: 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. For other uses see KZC 105.25.</td>
<td>See Spec. Reg. 3.</td>
<td>1. Twenty-foot yard required where properties abut NE 132nd Street. 2. Building height is regulated as follows: a. Buildings greater than height may exceed 30 feet above average building elevation shall provide, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 4; or b) Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size, and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 2(a) above, 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones.</td>
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</tbody>
</table>
### Section 55.15

#### .040
Any Retail Establishment, other than those specifically listed in this zone and those prohibited by Spec. Reg. 3, selling goods and providing services including banking and other financial services

<table>
<thead>
<tr>
<th>D.R., Chapter 142 KZC</th>
<th>See Spec. Reg. 1.</th>
<th>1 per each 300 sq. ft. of gross floor area.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.</strong> This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.</td>
<td></td>
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<tr>
<td><strong>2.</strong> The location of drive-through facilities may not compromise pedestrian movement.</td>
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<tr>
<td><strong>3.</strong> The following uses and activities are prohibited:</td>
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<tr>
<td>a. Vehicle and/or boat sales, repair, service or rental facilities;</td>
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<td>b. Retail establishments providing storage services unless accessory to another permitted use;</td>
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<td>c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses;</td>
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<td>d. Outdoor storage of bulk commodities, except in the following circumstances:</td>
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<tr>
<td>1) If the square footage of the storage area is less than 10 percent of the retail structure,</td>
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<td>2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.</td>
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<td><strong>4.</strong> Floor area for this use may not exceed 5,000 square feet.</td>
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</table>

#### .050
Attached or Stacked Dwelling Units

<table>
<thead>
<tr>
<th>None</th>
<th>10’ See Spec. Reg. 3.</th>
<th>0’</th>
<th>0’</th>
<th>85% See Spec. Reg. 5.</th>
<th>30’ to 160’ above average building elevation. See Spec. Reg. 4.</th>
<th>C</th>
<th>A</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.</strong> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</td>
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<td><strong>2.</strong> Residential development must provide a minimum density of 50 dwelling units per gross acre.</td>
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<td><strong>3.</strong> Twenty-foot yard required where properties abut NE 132nd Street.</td>
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<td><strong>4.</strong> Building height is regulated as follows:</td>
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<tr>
<td>a. Buildings greater than height may exceed 30 feet above average building elevation shall provide, if:</td>
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<td>1) One of the following public improvements is provided:</td>
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<td>a) Dedication and improvement of new streets pursuant to General Regulation 4; or</td>
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<td>b) Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet in size. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space, as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street.</td>
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(Revised 12/17)
### USE ZONE CHART

**Section 55.15**

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<td>2. Twenty-foot yard required where properties abut NE 132nd Street.</td>
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<td>3. Building height may be increased as follows:</td>
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<td>a. Buildings greater than height may exceed 30 feet above average building elevation shall provide one of the following public improvements is provided:</td>
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<td>1) Dedication and improvement of new streets pursuant to General Regulation 4; or</td>
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<td>2) Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Development with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.</td>
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<td>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</td>
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<td>1) Development on the subject property complies with 3(a) above.</td>
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<td>3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height.</td>
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<td>4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed.</td>
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<td>5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones.</td>
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</tbody>
</table>

(Revised 12/17)

Kirkland Zoning Code
### USE ZONE CHART
Section 55.15

<table>
<thead>
<tr>
<th>Code</th>
<th>Use</th>
<th>D.R., Chapter</th>
<th>None</th>
<th>10'</th>
<th>0'</th>
<th>0'</th>
<th>85 to 100%</th>
<th>30' to 45' above average building elevation</th>
<th>C</th>
<th>B</th>
<th>1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Regs. 1 and 5.</th>
</tr>
</thead>
<tbody>
<tr>
<td>.060</td>
<td>Church</td>
<td>Chapter 142 KZC</td>
<td>None</td>
<td>10'</td>
<td>0'</td>
<td>0'</td>
<td>85 to 100%</td>
<td>See Spec. Reg. 6.</td>
<td>C</td>
<td>B</td>
<td>1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Regs. 1 and 5.</td>
</tr>
</tbody>
</table>

1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:
   a. Dedication and improvement of new streets pursuant to General Regulation 4; or
   b. Where General Regulation 4 does not apply, **development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet.** Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street the development of pedestrian oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.

2. May include accessory living facilities for staff persons.
3. No parking is required for day-care or school ancillary to this use.
4. Twenty-foot yard required where properties abut NE 132nd Street.
5. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
6. Increases in lot coverage may be considered if:
   a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or
   b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for usable green space.
### USE ZONE CHART
**Section 55.15**


1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:
   a. Dedication and improvement of new streets pursuant to General Regulation 4; or
   b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.

2. Twenty-foot yard required where properties abut NE 132nd Street.

3. A six-foot high fence is required along property lines adjacent to outside play areas.

4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

(Revised 12/17)
### Section 55.15

<table>
<thead>
<tr>
<th>.070</th>
<th>School, Day-Care Center or Mini-School or Mini-Day-Care (continued)</th>
</tr>
</thead>
</table>

**Regulations continued from previous page**

5. 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.

6. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

7. Increases in lot coverage may be considered if:
   a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or
   b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

|------|--------------------------|-----------------------|------|----------------------|----|----|----------------------|---------------------------------------------------------------|----|----|---------------------------|

1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

2. Twenty-foot yard required where properties abut NE 132nd Street.

3. Building height is regulated as follows:
   a. Buildings greater than height may exceed 30 feet above average building elevation shall provide, if:
      1) One of the following public improvements is provided:
         a) Dedication and improvement of new streets pursuant to General Regulation 4; or
         b) Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet.
      2) Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. The development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and...
### USE ZONE CHART

**Section 55.15**

<table>
<thead>
<tr>
<th>.090</th>
<th>Convalescent Center or Nursing Home</th>
<th>D.R., Chapter 142 KZC</th>
<th>None</th>
<th>0'</th>
<th>0'</th>
<th>80%</th>
<th>30' to 160' above average building elevation</th>
<th>C</th>
<th>B</th>
<th>1 for each bed.</th>
</tr>
</thead>
</table>

1. Twenty-foot yard required where properties abut NE 132nd Street.
2. Building height is regulated as follows:
   a. Buildings greater than height may exceed 30 feet above average building elevation shall provide, if one of the following public improvements is provided:
      1) Dedication and improvement of new streets pursuant to General Regulation 4; or
      2) Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size, and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval; the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and
   b. Building height may be increased up to 160 feet above average building elevation; provided, that:
      1) Development on the subject property complies with 2(a) above.
      3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height.
      4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed.
      5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones.
      6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.
3. Increases in lot coverage may be considered if:

(Revised 12/17)
### Section 55.15

#### a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or

#### b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

| .100 | Public Utility | D.R., Chapter 142 KZC | None | 10' | 0' | 0' | 80% | 40' to 45' above average building elevation. See Spec. Regs. 1 and 3. | A | B | See KZC 105.25. |
|---|---|---|---|---|---|---|---|---|---|---|

1. Building height may exceed 40 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:

#### a. Dedication and improvement of new streets pursuant to General Regulation 4; or

#### b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s).
ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval: the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art, and fountains.

2. Twenty-foot yard required where properties abut NE 132nd Street.
3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

1. Building height may exceed 40 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:
   a. Dedication and improvement of new streets pursuant to General Regulation 4; or
   b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval: the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art, and fountains.

2. Twenty-foot yard required where properties abut NE 132nd Street.
3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
The charts in KZC 55.33 contain the basic zoning regulations that apply in the TL 4A, TL 4B and TL 4C zones 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 55.31 – 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 provision of this code may apply to the subject property.

2. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space, shall be a minimum of 13 feet in height. Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
   b. Parking garages; or
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

4. In TL 4B, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.

5. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest (see also Chapter 105 KZC).
The charts in KZC 55.45 contain the basic zoning regulations that apply in the TL 6A and TL 6B zones 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 55.43 – 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. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.

3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This requirement does not apply to:
   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, minischools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
   b. Parking garages;
   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
   d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.

4. Development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.

5. Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).
The charts in KZC 55.75 contain the basic zoning regulations that apply in the TL 10B 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 55.73 – 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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

3. New development on properties across which the planned extension of 118th Avenue NE to NE 116th Street is located, as shown on Plate 34C, Chapter 180 KZC, shall contribute to the creation of the street as follows:
   a. With all new development, the portions of this street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34C; and
   b. The street shall be improved as determined by the Public Works Director. Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.

4. Vehicular access to NE 116th is permitted only via 118th Avenue NE, or if the subject property does not have access to 118th Avenue NE. (Does not apply to Public Park use.)

5. Development must be designed to retain the existing hill along NE 116th Street and retain, at a minimum, 25 percent of the viable significant trees. The City may require greater than 25 percent depending on the location and clustering of trees. (Does not apply to Public Park use.)

6. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

7. Development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, ...
public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. Where property has frontage along the Cross Kirkland Corridor, some or all of the publicly accessible space shall be located along this frontage.

78. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.
Proposed Amendments to Section 110.20

110.20 Right-of-Way Designation Map Adopted

The Director is directed to produce and keep current a Rights-of-Way Designation Map, designating each improved right-of-way, including alleys, according to the following criteria. When an unimproved right-of-way is to be improved, the Public Works Director is directed to designate that right-of-way according to the following criteria based on projections for that right-of-way:

<table>
<thead>
<tr>
<th>Street Designation</th>
<th>General Description</th>
<th>Average Daily Trips*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alley</td>
<td>Public right-of-way providing service access to adjacent uses.</td>
<td>Less than 200</td>
</tr>
<tr>
<td>Neighborhood Access</td>
<td>Streets providing access to adjacent residences and to cul-de-sacs. KZC 110.22 establishes criteria for subcategories of neighborhood access streets.</td>
<td>Less than 1,500</td>
</tr>
<tr>
<td>Collector</td>
<td>Streets providing access to adjacent uses, linking neighborhoods and commercial areas together, and linking these areas to the arterial system.</td>
<td>Up to 10,000</td>
</tr>
<tr>
<td>Totem Lake Access Street</td>
<td>Streets located in the Totem Lake Business District, providing access to adjacent uses, linking areas together and linking these areas to the arterial system. Improvements provided in these rights of way are designed to create an enhanced pedestrian-oriented streetscape that relates to ground level uses.</td>
<td></td>
</tr>
<tr>
<td>Minor Arterial</td>
<td>Intra-community highways connecting community centers. Access to adjacent residences should not be permitted when acceptable alternate access is available.</td>
<td>5,000 – 25,000</td>
</tr>
<tr>
<td>Street Designation</td>
<td>General Description</td>
<td>Average Daily Trips*</td>
</tr>
<tr>
<td>-----------------------</td>
<td>-------------------------------------------------------------------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Principal Arterial</td>
<td>Intra- and inter-community highways connecting major community centers; access to adjacent residences or single commercial sites should not be permitted when acceptable alternate access is available.</td>
<td>15,000 – 40,000</td>
</tr>
</tbody>
</table>

* “Average Daily Trips” is defined as the number of vehicles passing a given point, in either direction, during a 24-hour period, based on an average over seven (7) consecutive days.
### 110.40 Collector Streets

The chart below and diagrams on the next page establish the extent and nature of the improvements that must be provided in collector streets. *Totem Lake Access Streets located in the Totem Lake Business District function as collector streets, but the specific improvements to be provided in these rights of way are designed to create an enhanced pedestrian-oriented streetscape that relates to ground level uses.* See Plate 34A for a map of Totem Lake Access Streets. See also KZC 110.60 through 110.75 for other requirements that apply to improvements in the right-of-way.

<table>
<thead>
<tr>
<th>Section</th>
<th>Street Type</th>
<th>Right-of-Way</th>
<th>Number of Lanes</th>
<th>Lane Width Center</th>
<th>Thru</th>
<th>Bicycle Lane Width</th>
<th>Parking</th>
<th>Landscape Strip</th>
<th>Curb and Gutter</th>
<th>Sidewalks</th>
</tr>
</thead>
<tbody>
<tr>
<td>.10</td>
<td>Typical Collector</td>
<td>60-foot minimum Right-of-Way width determined by width of required improvements, rounded up to nearest interval of 5 feet.</td>
<td>2</td>
<td>11-12 feet</td>
<td>Two 11-foot lanes</td>
<td>Two Class II 5-foot bike lanes (See Special Regulation c.)</td>
<td>Allowed both sides</td>
<td>4.5-foot width required both sides with or without sidewalk</td>
<td>Required both sides</td>
<td>5-foot-wide sidewalks required on both sides of the street unless otherwise specified in the land use Comprehensive Plan, the Nonmotorized Transportation Plan, a design report for the specific street, elsewhere in this code, or as a specific requirement elsewhere.</td>
</tr>
</tbody>
</table>
Typical Collector Street Special Regulations:

a. The standards listed above are minimum standards; specific standards for individual streets may be outlined in a design report for the subject street.

b. A 2-way left-turn pocket may be added and the parking eliminated.

c. Bike lanes will be installed (constructed and striped) if identified in the City’s Active Nonmotorized Transportation Plan.

d. Parking lane widths are 7.5 feet minimum.

e. The Public Works Director may require or allow special amenities such as wider planter strips, meandering sidewalks, and curb and gutter bump-ins to save significant trees and other natural features.
f. Wider planter strips may be required with any sidewalk installation, if adequate right-of-way exists. Landscape strips of at least 6.5 feet in width should be required when the vehicle travel lane is adjacent to the curb.

g. An 8-foot sidewalk with street trees in tree grates 30 feet on-center may be required if the Public Works Director determines that a 4.5-foot planter strip cannot be accommodated.

h. A landscape strip is not required if:

1) The average slope of the ground from the right-of-way to the front yard setback line is greater than 2:1 after the structures are completed on the project; or

2) The Public Works Director determines, in writing, that the frontage of the subject property is too short to provide a useful landscape strip; and it is unlikely that development on the adjacent property will increase this strip in the future.

i. If a landscape strip or street trees in tree grates is not required, the Public Works Department will require street trees, planted 30 feet on-center 2.5 feet behind the sidewalk, where feasible.
Revise to 7.5’ to be consistent with text.
**Totem Lake Access Street Special Regulations:**

a. The standards listed above are minimum standards; specific standards for individual streets may be outlined in a design report for the subject street.

b. Bike lanes will be installed (constructed and striped) if identified in the City’s Active Transportation Plan.

c. Parking lane widths are 7.5 feet minimum.

d. The Public Works Director may require or allow special amenities such as wider planter strips, meandering sidewalks, and curb and gutter bump-ins to save significant trees and other natural features.

e. Mid-block crossings should include curb extension to shorten crossings and accommodate enhanced lighting.
55.35 User Guide.

The charts in KZC 55.39 contain the basic zoning regulations that apply in the TL 5 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 55.37 - 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 provision of this code may apply to the subject property.

2. The ability to accommodate new development in the TL 5 zone is dependent upon the construction of two new streets as shown on Plate 34AB:
   - 123rd Avenue NE extending north from NE 116th Street to a new extension of NE 120th Street.
   - NE 120th Street extending from 124th Avenue NE, connecting to the new 123rd Avenue NE and continuing across the Cross Kirkland Corridor to connect with 123rd Place NE.

   Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:
   a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34AB. The Public Works Director may authorize that an access street can be within a private access easement if it is found that the private street allows for a superior site design that also maintains an effective street network. If a private access street is allowed, the standards for the street improvements should be similar to those of public streets, and the maintenance of such streets shall be the responsibility of the property owner. Additionally, if a private access street is allowed, design standards applicable to development abutting a major pedestrian sidewalk continue to apply; and
   b. With all new development exceeding 35 feet in height, the streets shall be improved as determined by the Public Works Director. Suggested cross sections for each of these roads would – as set forth in Section 110.40.20 include:
      1) Two travel lanes (one lane each way);
      2) On street parallel parking;
      3) Bicycle lanes;
      4) Eight- to 12-foot wide sidewalks on each side of the street with street trees placed toward the curb 30 feet on center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk. Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.

3. In addition to the two streets required in General Regulation 2, development in TL 5 shall incorporate the following circulation features, as shown in Plate 34CF:
   a. Internal east-west access roads extending westward from 124th Avenue NE. These may be public or private streets.
   b. Through-block pathways or other pathways to link streets and/or activities. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards.
Plate 34A - DELETE

Required street improvements for 119th Avenue NE and NE 130th Place:

119th Avenue NE:

40 – 51 feet of public right-of-way

Specific improvements to be determined by the Public Works Director

NE 130th Place:

51 feet of public right-of-way

Specific improvements to be determined by the Public Works Director

Note: The precise right-of-way alignment may vary, and shall be determined by the Public Works Director.
Plate 34B – Delete

Required street improvements for 123rd Avenue NE and NE 120th Street:
60 feet of public right-of-way. Right-of-way width may be modified by the Public Works Director.

Specific improvements to be determined by the Public Works Director.
Required street improvements for 118th Avenue NE:

- 60 feet of public right-of-way

A slope easement may be required, west of the 118th Avenue NE right-of-way, as determined by the Public Works Director.

Specific improvements to be determined by the Public Works Director.
Plate 34D – Renumber as Plate 34B

The Designated “Circulator” in the Totem Lake Business District
Plate 34E Pedestrian Circulation in Totem Lake

DELETE
Plate 34F - Vehicular Access and Pedestrian Pathway Concept for TL 5

- Interior access roads are designed to look and function like public streets (sidewalks, street trees, and parallel parking).
- In addition to the NE 120th ST extension, at least two other east-west internal roads spaced no more than 350' apart.
1. See Section 110.40.20 for required improvements for streets identified as Totem Lake Access Street.
2. Specific improvements to be determined by the Public Works Director.
3. Note: The precise right-of-way alignment may vary, and shall be determined by the Public Works Director.

Plate 34A
Totem Lake Business District Street Improvements
Plate 34-C
Pedestrian Circulation in Totem Lake

See Section 110.40.20 for Sidewalk Improvement Standards

- Cross Kirkland Corridor
- Major Ped Sidewalks
- Pedestrian-Oriented Street
- Through-Block Pathway (Location Estimated)
**REGULATIONS CONTINUED FROM PREVIOUS PAGE**

6. In order to retain openness and public views across a portion of the site, development within the southern 100 feet of TL 3A, located east of the driveway leading to the hospital parking garage and west and north of the curb along 124th Avenue NE, shall be limited to 75 feet in height (see Plate 33). Elsewhere, in TL 3A, building heights may be increased up to 150 feet above average building elevation, with the height increases to be based on the following considerations:
   a. The extent that the increased building heights would have impacts on the surrounding residential areas, and the proposed methods for mitigating such impacts, as determined by an analysis of shadowing, transition and lighting impacts;
   b. The extent that taller buildings would be stepped back from the perimeters of TL 3 boundaries, away from adjacent residential zones;
   c. The extent that impacts to territorial views from public streets would be avoided or minimized through mechanisms such as variations in building heights, horizontal modulation and other techniques aimed at reducing the appearance of building mass; and
   d. The extent that rooftop appurtenances of buildings would have significant impacts on residential areas and public views. Rooftop appurtenances of medical buildings shall not exceed 15 feet in height and 50 percent of the total rooftop area of individual buildings, and total building height shall not exceed 150 feet.

7. All signs must be consistent with an approved master sign plan for the hospital campus.

8. In area TL 3B, prior to issuance of a building permit for the office building approved in the Evergreen Health Master Plan (2017 Minor Modification), the applicant shall grant a Public Access Easement across the eastern portion of Parcel 692840-0040 to the City of Kirkland for future development and use as a public park. The size of the dedication shall be based upon the reasonable impact of the development on public access between the uphill and downhill zones of the Business District Core (BDC).
The public park shall be developed to encourage pedestrian circulation in a safe manner. Future park improvements may include bicycle and pedestrian facilities, seating, landscaping, public art and other improvements determined to be appropriate.

9.8 This use requires an approved conceptual Master Plan. Approval of the Master Plan shall be through Process IIA, Chapter 150 KZC. The Master Plan approved for the site will become the guiding document for the location, configuration and nature of improvements to be constructed within the TL 3 zone. The Master Plan must be approved by ordinance, and contain a conceptual site plan to be kept on file with the City. The Master Plan must contain:

a. A conceptual site plan which shows the approximate location and size of all known and potential future development. Developed building square footage may not exceed 1.2 million square feet, nor may vehicle trips exceed either 27,500 average daily trips or 2,150 p.m. peak trips (whichever is achieved first). An estimate of trip generation based on projected uses and trip rate, approved by the City, must be provided with the Master Plan. The trip rate shall reflect only those trips generated by the hospital. Trips associated with the operation of a transit center shall not be included in the total trips under this special regulation.

Specific trip generation and traffic analysis must be provided with subsequent building permits.

b. A proposed phasing plan for development of the campus, describing which of the proposed improvements will be included with each phase.

REGULATIONS CONTINUED ON NEXT PAGE

Section 1. Provides amendments to the Totem Lake Business District Plan of the Comprehensive Plan.

Section 2. Provides amendments to Chapters 55, 92, 110 and 180 of the Kirkland Zoning Code.

Section 3. Provides a severability clause for the ordinance.

Section 4. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Kirkland Municipal Code Section 1.08.017.

Section 5. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The ordinance was passed by the Kirkland City Council at its meeting on the _____ day of __________, 2018.

I certify that the foregoing is a summary of Ordinance O-4671 approved by the Kirkland City Council for summary publication.

________________________
Kathi Anderson, City Clerk