I. MEETING GOALS

At the December 16, 2019 Design Review Board (DRB) meeting, the DRB should review the concept design for the Emerald Mixed Use Project. At the meeting, the DRB should determine:

A. How the design guidelines affect or pertain to the proposed development.
B. Determine which guidelines apply to the proposed development.
C. Determine what other application materials are needed for the Design Response Conference.

II. BACKGROUND INFORMATION

The subject property is located at 10930 116th Avenue NE (see Attachment 1). The applicant is proposing to construct a 7-story mixed use project with residential apartments and office space. Parking is proposed within structured parking below the building. Vehicular access to the property is proposed from 116th Avenue NE. The applicant has provided a program description and general project information which includes three building massing options (see Attachment 2). The applicant’s preferred building massing option is shown as Massing Concept 1.

III. SITE

The subject property (containing 37,800 square feet) currently contains a 2-story commercial/industrial building. The site elevation is relatively flat around the existing building but has a significant upward grade change along the north edge of the property to the existing parking lot. The property has street frontage along 116th Avenue NE. The street is designated as a collector street.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

- North and East: TL 10D, 65-foot max, currently developed as Par Mac Business Park
- South: TL 10D, 65-foot max, currently developed as Par Mac Industrial Park
- West: PLA 9, 25-foot max, Protected Open Space for Avana at Forbes Creek

Additional photographs prepared by the applicant that show the surrounding properties are contained in Attachment 2.
IV. **KEY ZONING REGULATIONS**

Zoning regulations for uses in the TL10D zone are found in the use-zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

A. **Permitted Uses:** Permitted uses in this zone include but are not limited to office and stacked dwelling units (residential). Stacked dwelling units are allowed only in Housing Area 4, which the subject property is located within.

   *Staff Comment: The applicant is proposing office and residential uses.*

B. **Height:** The TL10D zone allows a maximum height of 65 feet as measured above the average building elevation (ABE).

   *Staff Comment: The applicant will need to submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City’s height regulations during the Design Response phase.*

C. **Setbacks:** The required setbacks are 10 feet from the 116th Avenue NE front property line and a minimum 5 feet and a total of 15 feet from the north and south side property lines.

   *Staff Comment: The applicant’s preferred design scheme complies with the TL10D setback requirements.*

D. **Parking:** The project is required to comply with the following parking standards for the proposed uses:

   - **Residential**
     - 1.2 stalls per studio unit
     - 1.3 stalls per 1 bedroom unit
     - 1.6 stalls per 2 bedroom unit
     - 1.8 stalls per 3 or more bedroom unit
     - **Guest Parking:** A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.

   - **Office:** 1 stall per 300 square feet of gross floor area for general office uses and 1 stall per 200 square feet of gross floor area for medical, dental, or veterinarian office uses.

   *Staff Comment: The applicant will be required to demonstrate compliance with applicable City parking requirements.*

E. **Pedestrian Connection:** The Public Works Department is requiring that the project install a 5-foot wide pedestrian connection along the south edge of the property.

   *Staff Comments: The applicant is proposing the pedestrian connection. The final alignment and design of the walkway will be completed as part of the Design Response Conference review process.*

F. **Affordable Housing Requirements:** The project is required to provide at least 10 percent of the units as affordable housing units as defined in KZC Chapter 5.

   *Staff Comment: Staff has not yet evaluated the proposed project for compliance with the City’s Affordable Housing Regulations.*
V. **TOTEM LAKE NEIGHBORHOOD DESIGN GUIDELINES**

The project will be reviewed for consistency with the Design Guidelines for the Totem Lake Neighborhood. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Building Location and Orientation
- Public Improvements (Sidewalks and Street Trees)
- Pedestrian Connections, Lighting, and Amenities
- Blank Wall Treatment
- Residential Open Space
- Parking Lots and Vehicular Circulation
- Architectural Style and Scale
- Human Scale
- Building Details and Materials
- Signs
- Visual Quality of Landscapes

*See adopted Design Guidelines for the Totem Lake Neighborhood for complete text and explanations.*

VI. **CONTEXT**

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

A. **How does the site relate to its surroundings?**

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

B. **What are the Opportunities and Constraints of the Site and Vicinity given the following topics?**

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VII. **DISCUSSION ISSUES**

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The following sections and questions below are representative of the City’s design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.
A. Scale
1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred option for the DRB’s review and comment (see Attachment 2).

B. Pedestrian Access
1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping
What are opportunities for landscaping and/or open space on the subject property?

VIII. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE
The Design Review Board shall determine what models, drawings, perspectives, 3-D SketchUp model, or other application materials the applicant will need to submit with the design review application.

IX. ATTACHMENTS
1. Vicinity Map
2. CDC Plan Submittal
3. TL10D Use Zone Chart
SITE SURVEY/ CONTEXT PHOTOS
EMERALD - 10930 116TH AVE NE KIRKLAND, WA
CIRCULATION/ SITE CONTEXT

EMERALD - 10930 116TH AVE NE  KIRKLAND, WA
SITE CIRCULATION DIAGRAM

EMERALD - 10930 116TH AVE NE KIRKLAND, WA
SITE SETBACKS DIAGRAM

EMERALD - 10930 116TH AVE NE  KIRKLAND, WA
LOT COVERAGE DIAGRAMS
EMERALD - 10930 116TH AVE NE KIRKLAND, WA

LOT COVERAGE CALCULATION
LOT AREA: 37,800 SF
BUILDING FOOTPRINT: 29,804 SF
IMPERVIOUS PAVING: 2,190 SF
COVERAGE: 31,994 SF

37,800 x 0.80 = 30,240 SF
31,994 - 30,240 = 1,754 SF TO BE OFFSET WITH GREEN ROOF

GARDENS ABOVE PODIUM LEVEL. GARDENS ARE 18" DEEP AND CAN BE USED FOR WATER TREATMENT AND ARE USED TO OFFSET LOT COVERAGE. SEE CALC ABOVE

TYPICAL RESIDENTIAL FLOOR

DAYCARE FLOOR
HEIGHT LIMIT DIAGRAMS
EMERALD - 10930 116TH AVE NE KIRKLAND, WA
CONCEPT 1
EMERALD - 10930 116TH AVE NE KIRKLAND, WA

PREFERRED CONCEPT
THE WEST FACING COURTYARD BREAKS UP THE FACADE
ARTICULATION VISIBLE FROM 116TH AVE

WEST COURTYARD ORIENTATION ALLOWS FOR SUNLIGHT
PENETRATION INTO THE COURTYARD AND INTERIOR UNITS

COURTYARD IS ORIENTED TOWARD VIEWS OF THE LAKE, PROVIDING
MORE UNITS WITH LAKE VIEWS.
CONCEPT 2

EMERALD - 10930 116TH AVE NE  KIRKLAND, WA

LEGEND:

RESIDENTIAL
DAYCARE
PARKING

EAST ORIENTATION

116TH AVE. IS FRONTED WITH LARGE CONTINUOUS MASS
DIRECT SUNLIGHT ENTERS COURTYARD ONLY IN MORNING HOURS
VIEWS FROM COURTYARD ARE OF THE ROOF OF THE ADJACENT BUILDING.
116TH AVE. IS FRONTED WITH LARGE CONTINUOUS MASS
SOUTHERN FACING COURTYARD ALLOWS SUNLIGHT PENETRATION
TO COURTYARD AND INTERIOR UNITS DURING THE MIDDLE OF THE
DAY.
VIEWS FROM COURTYARD ARE TREES ALONG SITE BOUNDARY AND
ADJACENT BUILDING.
COURTYARD IS REDUCED IN WIDTH
1. Massing - courtyard facing the street reducing massing along the street edge, reading as 2 masses.

2. Stepback - Pushing in from the exterior face of the skin creating 3 planes refining the big box.

3. Verticality
   Moving the edges of massing groups up and down creating multiple visual levels moving up and down the facade.

4. Horizontal Articulation
   Accentuating the horizontality of the building’s façade using setbacks, balconies, eaves, cornices, contrasting materials. Reinforcing the variation of the vertical planes.

5. Pedestrian-Friendly Building Fronts
   Human Scale – Building’s relative size to a pedestrian achieved through landscaping, awnings, cornices, solid base element and adding to the pedestrian experience.

6. Materiality
   Color blocking reinforcing each block. Further breaking down the massing.
HORIZONTALITY
Modern design expressing the floor lines creates horizontality across the site. Vertical patterns are interspersed creating character and interest.

TREE
Strong, thin verticals topped with horizontals at varying heights. Balconies with the horizontal expressed minimizing the rails. Natural color palette.

PRRECEDENT IMAGERY
EMERALD - 10930 116TH AVE NE KIRKLAND, WA
The charts in KZC 55.87 contain the basic zoning regulations that apply in the TL 10D 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 55.85 – 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. When a permitted use is 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.

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

[link to Section 55.87 table]

---

The Kirkland Zoning Code is current through Ordinance 4684, passed May 7, 2019.

Disclaimer: The City Clerk’s Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk’s Office for ordinances passed subsequent to the ordinance cited above.

City Website: http://www.kirklandwa.gov/
City Telephone: (425) 587-3000
Code Publishing Company (https://www.codepublishing.com/)
eLibrary (https://www.codebook.com/listing/)
### Section 55.87

**USE ZONE CHART**

<table>
<thead>
<tr>
<th>Section 55.87</th>
<th>USE REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Required Review Process</strong></td>
<td><strong>MINIMUMS</strong></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td><strong>REQUIRED YARD (See Ch. 115)</strong></td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td><strong>Front</strong></td>
</tr>
<tr>
<td><strong>REQUIRED YARD (See Ch. 115)</strong></td>
<td>20'</td>
</tr>
<tr>
<td><strong>Height of Structure</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Landscape Category (See Ch. 95)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Sign Category (See Ch. 100)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Required Parking Spaces (See Ch. 105)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Special Regulations</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Textile, leather, wood, paper and plastic products from pre-prepared material; and</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Notes

- **.015** Breweries, Wineries and Distilleries

(Revised 12/17)
### Section 55.87

#### USE ZONE CHART

**Zone TL 10D**

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIRED REGULATIONS</th>
<th>REQUIRED YARD (See Ch. 115)</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
<th>Height of Structure</th>
<th>Landscape Category (See Ch. 95)</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>.020</td>
<td>Warehouse Storage Service</td>
<td>D.R., Chapter 142 KZC</td>
<td>None</td>
<td>20' 0' 0' 80%</td>
<td>Where adjoining a low density zone, 30’ above average building elevation. Otherwise, 35’ above average building elevation.</td>
<td>A</td>
<td>C</td>
<td>1 per each 1,000 sq. ft. of gross floor area.</td>
<td>1. May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.</td>
</tr>
<tr>
<td>.030</td>
<td>Wholesale Trade</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>.040</td>
<td>Industrial Laundry Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>.050</td>
<td>Wholesale Printing or Publishing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>.060</td>
<td>Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Revised 4/19)

Kirkland Zoning Code

25 328.59
## USE ZONE CHART

### Section 55.87

<table>
<thead>
<tr>
<th>USE REGULATIONS</th>
<th>REQUIRED YARD (See Ch. 115)</th>
<th>Height of Structure</th>
<th>Lot Coverage</th>
<th>Landscape Category (See Ch. 95)</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><strong>.070</strong> Office Establishment providing banking and related financial services</td>
<td>D.R., Chapter 142 KZC</td>
<td>None</td>
<td>10’ 0’ 0’</td>
<td>80%</td>
<td>Same as primary use.</td>
<td>B</td>
<td>E</td>
</tr>
<tr>
<td><strong>.080</strong> Office Use</td>
<td></td>
<td>Where adjoining a low density zone, 30’ above average building elevation. Otherwise, 80’ above average building elevation. See Spec. Reg. 1.</td>
<td>C</td>
<td>D</td>
<td>If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>.090</strong> Office Use</td>
<td></td>
<td>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>C</td>
<td></td>
<td>If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use 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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Revised 4/19)
### Section 55.87 USE ZONE CHART

**Zone TL 10D**

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

<table>
<thead>
<tr>
<th>USE</th>
<th>REGULATIONS</th>
<th>MINIMUMS</th>
<th>MAXIMUMS</th>
<th>Lot Coverage</th>
<th>Height of Structure</th>
<th>Landscape Category (See Ch. 39)</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>Attached or Stacked Dwelling Units See Spec. Reg. 1.</td>
<td>Lot Size</td>
<td>REQUIRED YARD (See Ch. 115)</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'. See Spec. Reg. 5.</td>
<td>Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.</td>
<td>D</td>
<td>A</td>
</tr>
</tbody>
</table>

---

(Revised 4/19)
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.

REGULATIONS CONTINUED FROM PREVIOUS PAGE

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
### Section 55.87

#### USE ZONE CHART

**USE ZONE CHART**

<table>
<thead>
<tr>
<th>USE</th>
<th>REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 55.87</td>
<td></td>
</tr>
<tr>
<td>USE</td>
<td>REGULATIONS</td>
</tr>
<tr>
<td>Required Review Process</td>
<td>Lot Size (See Ch. 115)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>Height of Structure</td>
</tr>
<tr>
<td>Landscape Category (See Ch. 95)</td>
<td>Sign Category (See Ch. 100)</td>
</tr>
<tr>
<td>Required Parking Spaces (See Ch. 105)</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Lot Size (See Ch. 115)</th>
<th>REQUIRED YARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUMS</td>
<td>MAXIMUMS</td>
</tr>
<tr>
<td>Front</td>
<td>Side</td>
</tr>
</tbody>
</table>

**Special Regulations** (See also General Regulations)

- **Regulations Continued from Previous Page**
- **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.
### Section 55.87 USE ZONE CHART

**Day-Care Center and Mini-Day-Care Center**  

#### .110

- **D.R., Chapter 142 KZC**
- **Lot Size** None
- **Required Yard (See Ch. 115)** 10’ 0’ 0’
- **Lot Coverage** 80%
- **Height of Structure** Same as primary use.
- **Landscape Category (See Ch. 95)** D
- **Sign Category (See Ch. 100)** B
- **Required Parking Spaces (See Ch. 105)** See KZC 105.25.

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.

#### .120

**Public Utility**

#### .130

**Government Facility**

**Community Facility**

- **Required Review Process**
- **MINIMUMS**
- **MAXIMUMS**
- **REQUIRED YARD** (See Ch. 115)
- **Lot Size**
- **Lot Coverage**
- **Height of Structure**

**Special Regulations**  
(See also General Regulations)
### Use Zone Chart

**Section 55.87**

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Review Process</th>
<th>Lot Size</th>
<th>REQUIRED YARD (See Ch. 115)</th>
<th>Lot Coverage</th>
<th>Height of Structure</th>
<th>Landscape Category (See Ch. 115)</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>.140 Restaurant or Tavern</td>
<td>D.R., Chapter 142 KZC</td>
<td>None</td>
<td>10' 0' 0' 80%</td>
<td>Same as primary use.</td>
<td>B E</td>
<td>1 per each 100 sq. ft. of gross floor area.</td>
<td>1. This use is only permitted as a primary use on properties located within 150 feet of the Cross Kirkland Corridor. On other properties, this use is only permitted if accessory to a primary use, where: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building.</td>
<td>2. No vehicle drive-in or drive-through facilities are permitted.</td>
<td></td>
</tr>
<tr>
<td>.150 Entertainment, Cultural and/or Recreational Facility</td>
<td></td>
<td></td>
<td>20'</td>
<td></td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td>1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</td>
</tr>
<tr>
<td>.160 Public Park</td>
<td>Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

- **MINIMUMS**
- **MAXIMUMS**
- **REQUIRED YARD**
- **LOT COVERAGE**
- **HEIGHT OF STRUCTURE**
- **LANDSCAPE CATEGORY**
- **SIGN CATEGORY**
- **REQUIRED PARKING SPACES**
- **SPECIAL REGULATIONS**

**Kirkland Zoning Code**

31 328.62c
## USE ZONE CHART

### Zone TL 10D

**Section 55.87**

<table>
<thead>
<tr>
<th>USE</th>
<th>REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Required Review Process</strong></td>
<td><strong>MINIMUMS</strong></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td><strong>REQUIRED YARD (See Ch. 115)</strong></td>
</tr>
<tr>
<td><strong>Development Containing Stacked or Attached Dwelling Units and one or more of the following uses:</strong></td>
<td><strong>Required Yards</strong></td>
</tr>
<tr>
<td>- Retail establishments, including restaurants and taverns, and/or</td>
<td><strong>Landscape Category</strong></td>
</tr>
<tr>
<td>- Office uses</td>
<td><strong>See KZC 95.25.</strong></td>
</tr>
<tr>
<td><strong>Development which includes one or more of the uses specifically listed in this “use” column may also include one or more of the other uses allowed in this zone.</strong></td>
<td><strong>See Spec. Reg. 1.</strong></td>
</tr>
</tbody>
</table>

### Assisted Living Facility

<table>
<thead>
<tr>
<th>USE</th>
<th>REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Required Review Process</strong></td>
<td><strong>MINIMUMS</strong></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td><strong>REQUIRED YARD (See Ch. 115)</strong></td>
</tr>
<tr>
<td><strong>D.R., Chapter 142 KZC</strong></td>
<td>None</td>
</tr>
</tbody>
</table>

1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC).
2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.
3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.