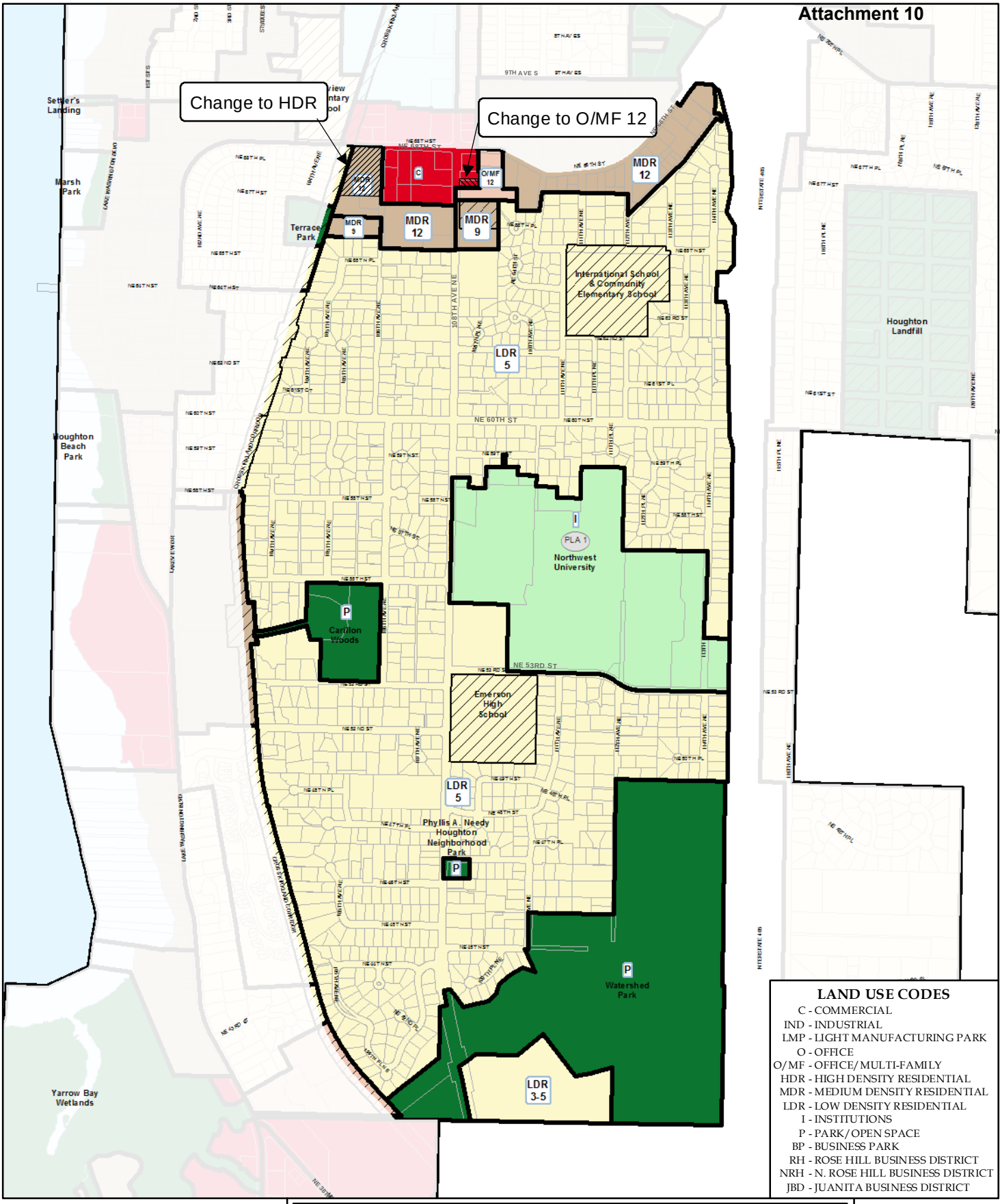
Attachment 10



LAND USE CODES

C - COMMERCIAL
IND - INDUSTRIAL
LMP - LIGHT MANUFACTURING PARK
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
BP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT

Central Houghton Neighborhood

Land Use Map

ORDINANCE NO. 4494
ADOPTED by the Kirkland City Council
December 8, 2015

LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLA PLANNED AREA NUMBER
TOTEM CENTER
LDR *5 — LAND USE CODE / DENSITY (UNITS/ACRE)
PUBLIC FACILITIES

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
** INDICATES CLUSTERED LOW DENSITY*

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Everest Neighborhood

1. INTRODUCTION

The emphasis is on encouraging a range of residential uses and permitting limited economic activities.

The Everest Neighborhood is generally situated between the Cross Kirkland Corridor and I-405, and between NE 68th Street and NE 85th Street. The neighborhood contains a wide variety of land uses. Single-family development is located in the central and eastern portions of the Everest Neighborhood, whereas multifamily development is concentrated toward the south and northeast. Light industrial development is clustered in the western part of the neighborhood and extends northeast along the Cross Kirkland Corridor.

The policy emphasis for the Everest Neighborhood is to maintain the character of the existing single-family areas in the central and east portions of the neighborhood to minimize the disruption of regulated slopes, and to allow for the infilling of multifamily and industrial areas consistent with their existing character.

Format of analysis for the Everest Neighborhood is discussed.

Specific land use designations for the Everest Neighborhood are illustrated in Figure EV-3. These designations are based on several factors including the natural environment, existing uses, traffic patterns, land use inventories, and other relevant concerns. For convenience, the following analysis of the Everest Neighborhood has been divided according to functional headings.

2. NATURAL ENVIRONMENT

Geologically hazardous slopes are identified. Slope stability analyses should be required, and development should be regulated accordingly.

Figure EV-1 identifies moderate and high landslide slopes and seismic hazard areas within the Everest Neighborhood. Moderate and high landslide slopes exist in the northern and eastern portions of the Everest Neighborhood. Due to the possibility of landslides, excessive erosion, or other problems associated with development on slopes, a slope stability analysis should be required prior to development on these environmentally sensitive slopes. If landslide or drainage problems are likely to occur as a result of the proposed development, then the type, design, and/or density of the land use should be restricted as necessary to avoid these problems. Existing vegetation in these areas should be preserved to the greatest extent feasible to help stabilize the slope and maintain drainage patterns. Seismic hazard soils are shown in wetland and stream areas (see Environment Element Chapter).

The functional integrity of watercourses is to be maintained or improved.

Several streams exist in the Everest Neighborhood (see Figure EV-2). These streams should be preserved and maintained in their natural state, or where necessary restored to a natural condition to provide not only for the storage and flow of the natural drainage system, but also to provide natural amenities in the area.

Wetlands exist in the southeast portion of the Everest Neighborhood.

In the southeast portion of the Everest Neighborhood, the water table is at, or very near, the surface (see Figure EV-2). In this vicinity the surface is wet and soggy, indicating the presence of a wetland providing important water storage and water filtration functions as well as providing habitat for a number of wildlife species. Many of the wetland areas are now in public ownership; however, future proposals for development in this area should take these hydrologic and biologic conditions into consideration. Specific methods for preserving the wetland areas should be part of future development proposals (see Environment Element).

3. LAND USE

Figure EV-3 shows the land use designations in the Everest Neighborhood.

RESIDENTIAL

Single-family densities are to be maintained west and south of Everest Park.

Most of the Everest Neighborhood is residential in character, including older single-family homes, which add variety to Kirkland's housing supply and provide alternatives to multifamily units and newer single-family homes (see Land Use Chapter). The residential land immediately west and south of Everest Park should be maintained at low residential densities (up to five dwelling units per acre). New single-family development could help stabilize and prolong single-family use in this area.

Figure EV-1: Everest Geologically Hazardous Areas

Figure EV-2: Everest Wetlands, Streams, and Lakes

Figure EV-3: Everest Land Use (see map at end of this document)

Single-family designation on the hillside east of Everest Park is to be maintained.

The hillside in the eastern portion of the Everest Neighborhood contains single-family homes and undeveloped land. Vehicular access is limited, and perhaps for this reason, there is a quiet and secluded character to this residential area. Due to the existing commitments to single-family use, and because of geologically hazardous slope conditions and drainage hazards associated with intense development on these slopes, the eastern portion of the Everest Neighborhood should generally retain its low-density residential classification (up to five dwelling units per acre).

Residential development south of Alexander Avenue should have a base density of three dwelling units per acre, according to standards.

On the hillside south of Alexander Avenue, single-family residential densities should be limited due to geologically hazardous slope conditions. The base density for residential development on these slopes should be three dwelling units per acre, subject to the following standards:

(1) Preparation of a slope stability analysis;

(2) Maintenance of maximum vegetative cover;

(3) Retention of watercourses and wetlands in a natural state;

(4) Control of surface runoff at predevelopment levels;

(5) Recording of a covenant which indemnifies and holds harmless the City for any damages resulting from slope instability.

Up to five dwelling units per acre should be permitted according to additional standards.

North of Alexander Avenue, residential densities should be allowed at up to five dwelling units per acre depending on the degree to which the development proposal conforms to the following standards, in addition to the standards listed above:

(1) Preparation of a slope stability analysis which addresses the site to be developed, as well as adjacent sites and the immediate drainage area;

(2) Limitation of lot coverage;

(3) Attaching or clustering of structures;

(4) Ability of the City to provide necessary emergency services;

(5) Aggregation of at least one acre of land.

Slightly higher residential densities to be permitted in certain lands in the east Everest area.

There are several places in the Everest area where a slightly higher residential density is appropriate as described below (see Figure EV-3). This is due to special conditions such as traffic circulation, natural features, preexisting development, and the shape and location of the land.

Higher density up to nine dwelling units per acre in southeast corner of Kirkland Avenue/10th Street South intersection.

The land in the southeast corner of the Kirkland Avenue/10th Street South intersection may be developed at up to nine dwelling units per acre. Clustering and common-wall development, and retention of existing vegetation are encouraged as a way to lessen the visual impacts on the residential area to the east from the industrial area and Cross Kirkland Corridor to the west.

Conditions in the area north of Kirkland Avenue between Cedar Street and Kirkland Way are described.

Several of the parcels east of Cedar Street and north of Kirkland Avenue have development constraints such as topography and irregular shaped lots. Internal access from Kirkland Avenue does not follow the dedicated Cedar Street right-of-way, and circulation is awkward and limited. Also, single-family units are located to the east up the slope and along Kirkland Avenue.

Future multifamily is not to spread further east. Medium densities (9 and 12 dwelling units per acre) are permitted where indicated.

Future multifamily in this area shall not extend further to the east than existing multifamily development (see Figure EV-3). Medium density (nine dwelling units per acre) is appropriate for the majority of the land east of Cedar Street. The existing apartment site located at the northeast corner of the intersection of Cedar Street and Kirkland Avenue is appropriate for slightly higher residential density (up to 12 dwelling units per acre), due to lack of environmental constraints, direct access onto Kirkland Avenue, proximity to other lands of similar density (across Cedar Street), and the ability to physically accommodate additional development with a minimum of impacts to surrounding uses.

The land north of Kirkland Avenue and east of the multifamily development adjoining Cedar Street can develop at densities up to nine dwelling units per acre if the following standards are met:

(1) Detached units rather than attached or stacked units should be developed.

(2) If aggregation occurs, primary vehicular and pedestrian access should be taken from Kirkland Avenue.

(3) Development should prevent impacts to the ravine.

(4) Development should follow the recommendations of a geotechnical engineer approved by the City with regard to building setbacks from the ravine on the north side of these lots.

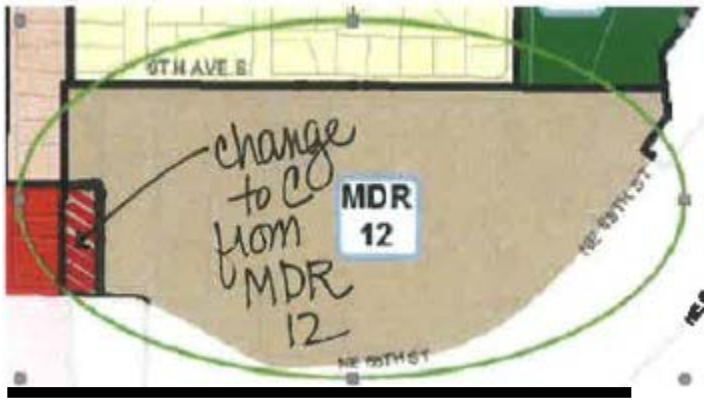
(5) Reduced building setbacks from access roads should be considered in order to keep building footprints away from the ravine.

(6) The ravine should be protected in perpetuity with greenbelt easements.

(7) As each existing parcel is further subdivided, the layout of lots should allow for an efficient and coordinated layout of lots on adjacent parcels. Access roads should be located to be shared by adjacent parcels, if it doesn't result in a reduction in the number of lots.

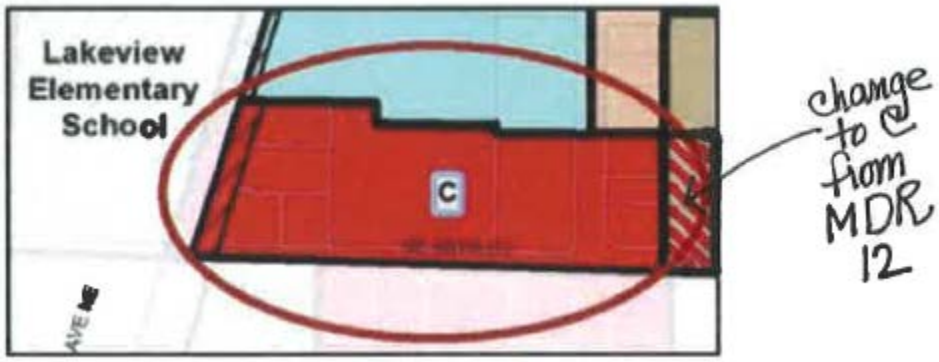
Midblock split of professional office/multifamily uses between 6th Street South and 7th Street South is discussed.

The block fronting on 6th Street South (see Figure EV-3) may develop as either office or multifamily. Multifamily should be medium density (up to nine dwelling units per acre). The easterly extension of such future development should be strictly limited to the midblock line between 6th and 7th Streets South, and access should be restricted to 6th Street South only.



Multifamily development along NE 68th Street and east of 6th Street South (up to 12 dwelling units per acre) is to be continued.

The southern portion of the Everest Neighborhood is impacted by the existence of a freeway interchange and by heavy traffic volumes along NE 68th Street. South of 9th Avenue South most land has been committed for multifamily use, although a few older single-family homes and some undeveloped land still exists. Future multifamily development in this area should be limited to a maximum of 12 dwelling units per acre.



COMMERCIAL

The Houghton/Everest Neighborhood Center to be contained within its present boundaries. A plan for future development of the commercial area should be coordinated with the Central Houghton Neighborhood.

~~The Houghton/Everest Neighborhood Center is a commercial area that spans the north and south side of NE 68th Street. Commercial uses in this area should satisfy neighborhood needs rather than include intensive uses which would be located more appropriately in the Downtown or other major commercial centers (see the Land Use Chapter). Within the Everest Neighborhood, the height of structures in this area should not exceed 35 feet. The Everest and Central Houghton Neighborhoods should coordinate a plan for the Houghton/Everest Neighborhood Center along both the north and south sides of NE 68th Street and involve the surrounding neighborhoods in the process. The plan should promote a coordinated strategy for future redevelopment of the Neighborhood Center which minimizes adverse impacts on surrounding residential areas. The plan should include a transportation corridor study for 6th Street South.~~

~~The existing land available for commercial use is sufficient to meet the needs of the neighborhood. Property along 6th Street South is impacted by heavy traffic volumes and by the existence of industrial and office activities located primarily to the west. These influences detract from the desirability of this area for residential use. Convenient access, however, makes this area suitable for a variety of economic activities.~~

The Land Use Element designates the Houghton/Everest Neighborhood Center as a commercial and mixed use area. It spans the north and south side of NE 68th Street and includes property on the east side of 6th Street and 108th Avenue NE. The Neighborhood Center should serve the needs for goods and services of the local community. More intensive regional uses should be located more appropriately in the downtown, NE 85th Street or Totem Lake. Uses within the neighborhood center may include retail, restaurants, office, service businesses and housing with grocery and drug stores a high priority anchor to serve the everyday needs of the community. Housing provides the opportunity for people to live close to shops, services, employment, transit and the Cross Kirkland Corridor. Redevelopment plans for properties on the west side of 6th Street South/108th Avenue should promote a coordinated strategy for redevelopment of the Neighborhood Center on both sides of NE 68th Street.

The following principles should be incorporated into development plans and standards for the area:

- **Preserve and enhance neighborhood-serving retail, especially grocery stores.**
- **Promote a mix of complementary uses.**
- **Promote high quality design by establishing building, site and pedestrian design standards and guidelines.**
- **Foster walkable neighborhoods and increased transit service.**
- **Create gathering places and opportunities for social interaction.**

Within the Everest Neighborhood portion of the Neighborhood Center on the west side of 6th Street South, the height of buildings should not exceed 35 feet unless certain standards are met and public benefits are provided. Buildings should be allowed to step up to five stories or 55 feet provided that:

- **A grocery store or similar retail use is incorporated into the development**
- **Careful attention is given to building modulation, the use of materials, and design treatments to reduce the appearance of bulk and mass.**
- **Upper story step backs are provided to minimize height along the major streets and the Cross Kirkland Corridor.**
- **Design review is required and development is reviewed through a master plan.**
- **Driveway access points are consolidated with improved internal vehicular connections.**
- **Safe pedestrian connections are provided.**
- **Public gathering places, community plazas and public art are integrated into the site.**
- **City approved green building standards are met.**

Properties along 6th Street South, 108th Avenue NE and NE 68th Street are impacted by heavy traffic volumes. Future development and transportation improvements should incorporate the recommendations from the 6th Street Corridor Transportation Study. Properties to the east of 6th Street South should be encouraged to develop together with joint access off of 6th Street South.

Light industrial and office uses are permitted west of 6th Street South and along the Cross Kirkland Corridor subject to standards.

Light industrial and office uses exist and should continue to be permitted on the west side of 6th Street South and to the northeast along the Cross Kirkland Corridor to Kirkland Avenue (see Figure EV-3). In this area there is a trend away from light industrial uses to office and other uses. As redevelopment opportunities adjoining the Corridor arise, connections to the trail and innovative uses that may benefit from pedestrian and bicycle trail users should be encouraged. See Land Use Element for Cross Kirkland Corridor Policies. Further development in the industrial zones, however, should be subject to the following standards in order to maintain a relatively small scale of development in keeping with the existing character of the area:

(1) Industrial activities should not generate heavy volumes of truck traffic along residential streets. Truck frequency, noise, and hazard can constitute a serious nuisance for residential areas. Therefore, the expansion of existing industrial uses should be permitted only if traffic impacts on residential areas are mitigated.

(2) The visibility of industrial operations (including manufacturing, processing, storage, and shipping/receiving) from nearby residential development should be limited. Such industrial operations must

be oriented away from residential uses and must be visually screened or completely enclosed within structures.

(3) The height of structures should not exceed 35 feet.

(4) Hours of operation should be considered on a case-by-case basis depending on the potential impact on the neighborhood. Industrial activities during evening or weekend hours may be permitted if they are not disruptive to nearby residential areas.

(5) Industrial uses should not create excessive noise, glare, light, dust, fumes, and other adverse conditions which disrupt the residential character of the surrounding area.

(6) Adequate fencing, landscaping, and/or other visual screening should be provided between residential uses and adjacent industrial developments and their related parking.

Professional office uses permitted east of 6th Street South.

Land along the east side of 6th Street South is suitable for professional office use as a transition to the residential area to the east. Such development should be oriented toward and take access only from 6th Street South. The easterly extension of such development also should be strictly limited to the midblock line between 6th and 7th Streets South.

There should be an effective transition between single-family neighborhoods and higher density residential and commercial uses to minimize impacts between uses.

Along transition areas between uses, higher density and commercial development should minimize impacts on adjacent low density single-family neighborhoods with techniques such as landscape buffers, tree retention, the size, width and height of structures, compatible uses, adequate parking on site, and low lighting and noise levels.

Professional office and limited commercial activities are appropriate in the NE 85th Street freeway interchange. Expansion of these activities is to be limited.

Conditions in the vicinity of the NE 85th Street freeway interchange are somewhat different. Although much of the surrounding land to the south is developed for single-family use, convenient access to NE 85th and Interstate 405 makes this area attractive for limited commercial activity. The existing office building north of Ohde Avenue takes advantage of this location while limiting impacts to the nearby single-family area. Expansion of existing storage facilities along the Cross Kirkland Corridor is discouraged. As redevelopment occurs along the Corridor, uses should be encouraged that will complement the use of the CKC, and provide connections to the trail that will benefit the pedestrian and bicycle users of the trail. See Land Use Element policies from the Cross Kirkland Corridor Overlay.

4. OPEN SPACE/PARKS

Sensitive areas and forested areas of Everest Park should be preserved, protected and enhanced.

Everest Park is a 23-acre community park featuring community youth playfields, playground, picnicking areas, and trails. The playfields are used predominately by Kirkland American Little League. Special emphasis should be placed on preserving, protecting, and enhancing the park's extensive forested areas and accompanying pocket wetlands. Kirkland's Green Partnership program should be expanded to the park to provide upland and riparian plant restoration. The park features a section of Everest Creek. Stream restoration activities should continue in the park, and opportunities to provide storm water educational/interpretive information signage should be pursued. See PROS Plan for further details. Access to Everest Park could be enhanced further by providing pedestrian/bicycle pathways as illustrated in Figures EV-5 and EV-6.

Open space value of streets is to be recognized.

One important open space of great community value is often overlooked. The street system provides Kirkland's neighborhoods with a number of excellent local and territorial views. Such "view corridors" lie within the public domain and are valuable for the beauty, sense of orientation, and identity they impart (see Community Character and Open Space/Parks Chapter). Such view corridors are to be identified, preserved, and enhanced. One means to this end may be the undergrounding of utilities (see Public Services/Facilities Chapter).

Access to Everest Park should be provided, particularly from the east and southeast.

Residents in the eastern portion of the Everest area rely on Everest Park for a variety of recreational needs. Therefore, it is essential to ensure that pedestrian access to the park will be available, particularly from the east and southeast. New developments in these areas should incorporate such access into their design.

Public land along Ohde Avenue should be preserved as open space.

The publicly owned property along Ohde Avenue serves as a small community garden or pea patch for residents in the northern portion of the Everest Neighborhood.

5. PUBLIC SERVICES/FACILITIES

UTILITIES

Water, sewer, and drainage facility deficiencies should be corrected or upgraded prior to occupancy of new development. Runoff is to be controlled.

In parts of the Everest Neighborhood, water and sewer service is not adequate to support full development according to the land use designations in Figure EV-3. Isolated problems may also arise with regard to storm drainage as natural areas become developed. Deficiencies in water, sewer, or drainage facilities should not necessarily prohibit development; however, prior to occupancy of new development, the water, sewer, or drainage facilities should be extended and/or upgraded to meet the requirements of designated land use for the area (see Public Services/Facilities Chapter). Furthermore, methods must be implemented to maintain surface runoff at predevelopment levels.

Undergrounding of utilities is to be encouraged.

In order to contribute to a more amenable living environment as well as to enhance views and a sense of community identity, the undergrounding of utilities is to be encouraged (see Public Services/Facilities Chapter, Community Character Chapter and Open Space/Parks Chapter).

TRANSPORTATION

STREETS, BICYCLE AND PEDESTRIAN CIRCULATION

Circulation patterns and improvements are recommended.

The circulation pattern in the Everest Neighborhood is fairly well established and allows for convenient travel through the neighborhood with minimal impacts on the majority of residential uses (see Figures EV-4, EV-5 and EV-6). Kirkland Way and NE 68th Street serve as major east/west corridors for through traffic. Sixth Street South is, and should remain, the major north/south corridor for through traffic. Interstate 405 is located along the eastern boundary of the Everest Neighborhood. Future modifications to circulation patterns in the Everest Neighborhood should conform to the following provisions. See also the Transportation Chapter:

(1) Industrial traffic in residential areas should be discouraged.

Industrial access should be directed towards the nearest arterial street capable of handling the traffic (see Figure EV-4).

(2) Kirkland Way and Cross Kirkland Corridor trestle.

Although Kirkland Way presently accommodates a significant amount of traffic, this route poses several problems. Numerous accidents have occurred in the vicinity of the Cross Kirkland Corridor bridge (old railroad trestle crossing). The City should continue to find ways to solve these traffic problems.

(3) Portions of 10th Street South to remain unopened.

Wetlands are present southeast of Everest Park and therefore 10th Street South south of Slater Avenue South should not become a through traffic route.

(4) Improve the pedestrian/bicycle circulation system in the neighborhood by providing improvements for pedestrians and bicycles according to Figure EV-5 and consistent with the Transportation Master Plan.

Major pedestrian and bicycle pathways should be built through the area according to the designations shown in Figures EV-5 and EV-6. Unopened segments of 10th Street South, Alexander Avenue, and Slater Avenue South contain unimproved pathways which provide a pedestrian link to Everest Park for the areas to the east. Because of presence of wetlands vehicular and pedestrian access may be limited; however, these pathways should remain. If the rights-of-way are developed, the improvements should be designed to accommodate pedestrian and bicycle traffic in order to maintain the existing access to Everest Park. An additional east/west pedestrian corridor is

needed between 10th Street South and 8th Street South. Portions of Kirkland Way between Kirkland Avenue and NE 85th Street lack sidewalks. The City should pursue funding to make sidewalk connections along the street. Furthermore, public pedestrian access should be developed from the east end of 9th Avenue South to NE 70th Street to provide convenient access to public transit facilities near Interstate 405.

(5) Methods to alleviate traffic and parking problems on 8th Street South should be studied.

The residential portion of 8th Street South between Railroad Avenue and 9th Avenue South has been impacted by traffic and parking associated with industrial uses to the north and users of Everest Park. Consequently, the City should undertake measures to reduce these impacts. Traffic control measures also should be required of future industrial and/or park development.

Figure EV-4: Everest Street Classifications

Figure EV-5: Everest Street Pedestrian System

Figure EV-6: Everest Bicycle System

(6) Support development of the Cross Kirkland Corridor as a multipurpose trail for pedestrians and bicycles with access points along the corridor.

The Cross Kirkland Corridor provides an opportunity for a bicycle, pedestrian and ~~rail transportation~~ **high capacity transit corridor**. With development, redevelopment or platting, public pedestrian and bicycle access easements should be provided for properties adjacent to the Cross Kirkland Corridor consistent with the CKC Master Plan and the PROS Plan.

(7) Support transportation measures that will reduce commuter or pass through traffic through the neighborhood.

6. URBAN DESIGN

Urban design features are identified.

The Everest Neighborhood presents a diverse visual image. The southern border presents the image of a multifamily neighborhood, while the western boundary presents the image of commercial/industrial development. However, the one image that is not clearly visible from the major pathways in the neighborhood is that of the most prominent land use, the single-family residences in the central and eastern portions of the neighborhood (see Figure EV-7). Everest's urban design features are shown on Figure EV-7.

"Edges" are discussed.

The "edges" of the neighborhood are sharply defined by the Cross Kirkland Corridor on the west and I-405 to the east.

"Visual landmarks" are discussed.

Two prominent visual landmarks are the Sierra Building at the north end of the neighborhood and the Google Building located in the industrial/office area west of 6th Street South. The neighborhood commercial area along NE 68th Street is a major gathering place for the neighborhood. These landmarks represent the mixed-use character of the neighborhood's edges. The Everest Park near the center of the neighborhood is an important landmark which serves as a community open space and also provides a peaceful view for the uphill residential properties to the east.

"Pathways" are discussed and identified in Figure EV-5.

The major pathways by which the majority of residents enter and traverse this neighborhood are Kirkland Way, 6th Street South, and the Cross Kirkland Corridor. It is along these routes that the majority of the neighborhood's commercial developments are located, and it is along these routes that impressions of the neighborhood character are formed. Therefore, development along these pathways should be of limited size and scale to reflect and emphasize the neighborhood's predominantly single-family character.

In addition to the primarily vehicular pathways which serve the Everest Neighborhood, the I-405 pedestrian overpass at the east end of Kirkland Avenue and connecting pathways through the north part of the neighborhood serve as important pedestrian links between the Moss Bay Neighborhood and South Rose Hill on the east side of I-405 (see Figure E-5). Connections to the Cross Kirkland Corridor provide a major pedestrian and bicycle route connecting the neighborhood with the north and south sections of the City.

"Gateways" are discussed.

Gateways to a neighborhood provide an important first impression of the area's character and quality. Clear and vivid gateways enhance identity by conveying a sense of entry into something unique. Gateways to the neighborhood are identified in Figure EV-7.

Figure EV-7: Everest Urban Design Features

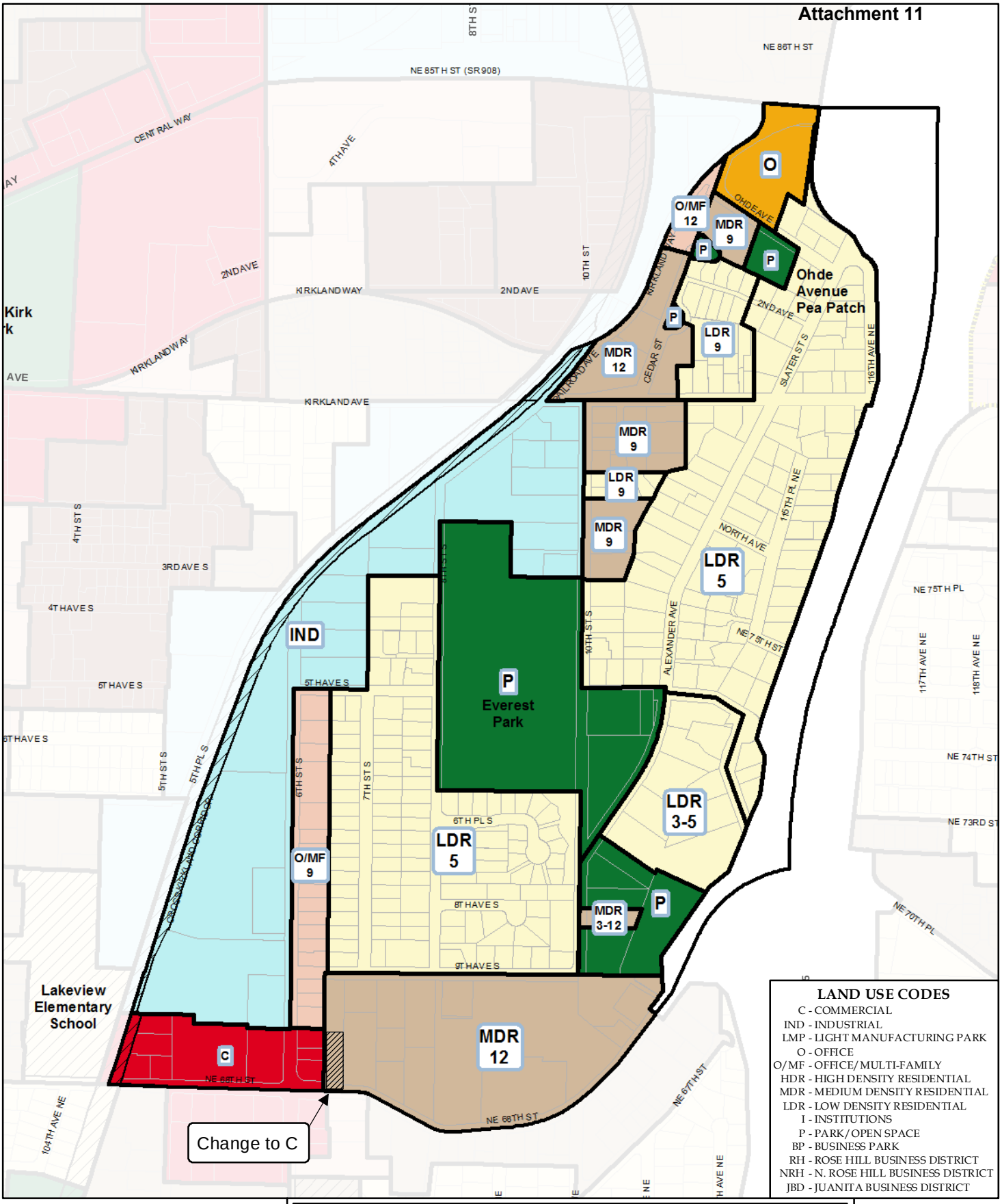
"Major views" are discussed.

A major view of the Olympics and Lake Washington is at NE 68th Street at the intersection of 6th Street South (see photo below). The NE 68th Street/6th Street view can be significantly improved by removing pole signs, lowering signs, or placing signs on the face of buildings in the area, and either undergrounding or relocating overhead utility lines.

The other major view in the Everest Neighborhood is located at the intersection of NE 85th Street and Kirkland Way. This location presents a sweeping territorial view of Lake Washington, Seattle, the Olympic Mountains, and Downtown Kirkland (see Figure EV-5).

The NE 70th Street overpass of I-405 is a pedestrian pathway connecting the Everest and Bridle Trails Neighborhoods. It constitutes a gateway to these neighborhoods from the Interstate. Its most significant urban design asset is the territorial view it affords of Evergreen Point, the floating bridge, Madison Park, the Seattle Central Business District, and even the Space Needle. This view is priceless in conveying a “sense of place” and should be protected by limiting or prohibiting obstructions.

Attachment 11



Everest Neighborhood

Land Use Map

ORDINANCE NO. 4494
ADOPTED by the Kirkland City Council
December 8, 2015

LAND USE BOUNDARIES
PARCEL BOUNDARIES
SUBAREA BOUNDARY
PLA — PLANNED AREA NUMBER
TOTEM CENTER
LDR *5 — LAND USE CODE / DENSITY (UNITS/ACRE)
PUBLIC FACILITIES

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
** INDICATES CLUSTERED LOW DENSITY*

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.130 Clustered Development

The grouping or attaching of buildings in such a manner as to achieve larger aggregations of open space than would normally be possible from lot by lot development at a given density.

.135 Code (this)

The code of the City of Kirkland adopted as KMC Title 23.

.140 Commercial Recreation Area and Use

A commercial recreational facility, including swimming pools, tennis courts, play facilities and/or other similar uses.

.142 Commercial Use

A place of employment or a commercial enterprise that meets the definition of office use, retail establishment, restaurant or tavern, or entertainment, cultural and/or recreational facility.

.145 Commercial Zones

The following zones: BN; BNA; BC; BC 1; BC 2; BCX; CBD; JBD 1; JBD 2; JBD 4; JBD 5; JBD 6; MSC 2; MSC 3; NRH 1A; NRH 1B; NRH 4; RH 1A; RH 1B; RH 2A; RH 2B; RH 2C; RH 3; RH 5A; RH 5B; RH 5C; RH 7; TL 2; TL 4A; TL 4B; TL 4C; TL 5; TL 6A; TL 6B; TL 8; YBD 2; YBD 3. HENC 1 & 3

.150 Common Recreational Open Space Usable for Many Activities

Any area available to all of the residents of the subject property that is appropriate for a variety of active and passive recreational activities, if that area:

1. Is not covered by residential buildings, parking or driving areas; and

2. Is not covered by any vegetation that impedes access; and

3. Is not on a slope that is too steep for the recreational activities.

.153 Community Facility

A use which serves the public and is generally of a public service, noncommercial nature, such as food banks, clothing banks, and other nonprofit social service organizations.

.155 Community Recreation Area or Clubhouse

An area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community club houses and other similar uses maintained and operated by a nonprofit club or organization whose membership is limited to the residents within a specified geographic area.

.160 Comprehensive Plan

The Comprehensive Plan of the City, listing the goals and policies regarding land use within the city.

idents share bathroom and/or kitchen facilities. "Residential suites" does not include dwelling units, assisted living facility, bed and breakfast house, convalescent center, nursing home, facility housing individuals who are incarcerated as the result of a conviction or other court order, or secure community transition facility. For purposes of zones where minimum density or affordable housing is required, each living unit shall equate to one (1) dwelling unit.

.780 Residential Use

Developments in which persons sleep and prepare food, other than developments used for transient occupancy.

.785 Residential Zone

The following zones: RS 35; RSX 35; RS 12.5; RSX 12.5; RS 8.5; RSX 8.5; RSA 8; RS 7.2; RSX 7.2; RS 6.3; RSA 6; RS 5.0; RSX 5.0; RSA 4; RSA 1; RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; WD I; WD II; WD III; TL 1B; TL 9B; TL 11; PLA 2; PLA 3B; PLA 3C; PLA 5A, D, E; PLA 6A, C, D, E, F, H, I, J, K; PLA 7A, B, C; PLA 9; PLA 15B; PLA 16; PLA 17. HENC 2

.790 Restaurant or Tavern

Commercial use which sells prepared food or beverages and where the seating and associated circulation areas exceed 10 percent of the gross floor area of the use.

.795 Retail Establishment

A commercial enterprise which provides goods and/or services directly to the consumer, whose goods are available for immediate purchase and removal from the premises by the purchaser and/or whose services are traditionally not permitted within an office use. The sale and consumption of food are included if: (a) the seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use, and (b) it can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

.800 Retention of Storm Water

The collection of water, due to precipitation, in a given area and the dispersal of these waters through the natural process of groundwater recharge and evaporation or the incorporation of this collection area into a natural stream and lake system and setting.

.805 Right-of-Way

Land dedicated primarily to the movement of vehicles and pedestrians and providing for primary access to adjacent parcels. Secondarily, the land provides space for utility lines and appurtenances and other publicly owned devices.

.810 Right-of-Way Realignment

The changing of the horizontal position of the right-of-way.

.815 Roofline

The line formed by the outside of the gable of the roof, or if the roof is flat or mansard, the top of the roof or mansard.

Attachment 12

10.25 Zoning Categories Adopted

The City is divided into the following zoning categories:

9.5 Houghton Everest Neighborhood Center HENC (followed by a designation indicating which sub-zone within the HENC)

Zoning Category	Symbol
1. Single-Family Residential Zones	RS, RSA and RSX (followed by a designation indicating minimum lot size per dwelling unit or units per acre)
2. Multifamily Residential Zones	RM and RMA (followed by a designation indicating minimum lot size per dwelling unit)
3. Professional Office/Residential Zones	PR and PRA (followed by a designation indicating minimum lot size per dwelling unit)
4. Professional Office Zones	PO
5. Waterfront Districts	WD (followed by a designation indicating which Waterfront District)
6. Yarrow Bay Business District	YBD (followed by a designation indicating which sub-zone within the Yarrow Bay Business District)
7. Neighborhood Business	BN and BNA
8. Community Business	BC, BC 1, BC 2 and BCX
9. Central Business District	CBD (followed by a designation indicating which sub-zone within the Central Business District)
10. Juanita Business District	JBD (followed by a designation indicating which sub-zone within the Juanita Business District)
11. Market Street Corridor	MSC (followed by a designation indicating which sub-zone within the Market Street Corridor)
12. North Rose Hill Business District	NRH (followed by a designation indicating which sub-zone within the North Rose Hill Business District)
13. Rose Hill Business District	RH (followed by a designation indicating which sub-zone within the Rose Hill Business District)
14. Business District Core (BDC) and Totem Lake Business District (TLBD)	TL (followed by a designation indicating which sub-zone within Business District Core (BDC) or the Totem Lake Business District)
15. Light Industrial Zones	LIT, TL 7B
16. Planned Areas	PLA (followed by a designation indicating which Planned Area, and in some cases, which sub-zone within a Planned Area)
17. Park/Public Use Zones	P

(Ord. 4495 § 2, 2015; Ord. 4333 § 1, 2011; Ord. 4196 § 1, 2009; Ord. 4121 § 1, 2008; Ord. 4037 § 1, 2006; Ord. 4030 § 1, 2006; Ord. 3972 § 1, 2004; Ord. 3889 § 2, 2003)

10.30 Overlay Designations Adopted

The following overlay zones apply in various areas:

Overlay Zoning Category	Symbol
1. Holmes Point Overlay Zone	"HP"
2. Adult Activities Overlay Zone	"AE"
3. Historic Landmark Overlay Zone	"HL"
4. Equestrian Overlay Zone	"EQ"

CHAPTER 25 – HIGH DENSITY RESIDENTIAL ZONES (RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)

HENC2

Sections:

25.05 User Guide
- 25.05.010 Applicable Zones
- 25.05.020 Common Code References

25.10 General Regulations
- 25.10.010 All High Density Residential Zones
- 25.10.020 RM, RMA Zones
- 25.10.030 PLA 5A Zones
- 25.10.040 PLA 5D Zones
- 25.10.050 PLA 5E Zones
- 25.10.060 PLA 6A Zones
- 25.10.070 PLA 6I Zones

25.20 Permitted Uses
25.30 Density/Dimensions
25.40 Development Standards

25.05 User Guide

Step 1. Check that the zone of interest is included in KZC 25.05.010, Applicable Zones. If not, select the chapter where it is located.

Step 2. Refer to KZC 25.05.020, Common Code References, for relevant information found elsewhere in the code.

Step 3. Refer to the General Regulations in KZC 25.10 that apply to the zones as noted.

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 25.20 and read across to the column pertaining to the zone of interest. If a Use is not listed in the table, it is not allowed. A listed use is permitted unless "NP" (Not Permitted) is noted for the table. Note the Required Review Process and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (PU-1, PU-2, PU-3, etc.).

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 25.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DD-1, DD-2, DD-3, etc.).

Step 6. Find the Use of interest in the Development Standards Table in KZC 25.40 and read across the columns. Note the standards (Landscape Category, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

Note: Not all uses listed in the Density/Dimensions and Development Standards Tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.

25.05.010 Applicable Zones

This chapter contains the regulations for uses in the high density residential zones of the City:

RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B.

HENC2

25.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.

3. Review processes, density/dimensions and development standards for shoreline uses can be found in Chapter 83 KZC, Shoreline Management.

4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Assisted Living Facility; Detached, Attached or Stacked Dwelling Units; and Detached Dwelling Unit uses.

5. Chapter 115 KZC contains regulations regarding common recreational space requirements for Detached, Attached or Stacked Dwelling Units uses.

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

7. Structures located within 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136.

8. A hazardous liquid pipeline extends through or near the RMA 2.4 and RMA 3.6 zones in the vicinity of 136th Avenue NE. Refer to Chapter 118 KZC for regulations pertaining to properties near hazardous liquid pipelines.

(Ord. 4476 § 2, 2015)

25.10 General Regulations

25.10.010 All High Density Residential Zones

The following regulations apply to all uses in these zones unless otherwise noted:

1. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional affordable housing incentives and requirements.

25.10.020 RM, RMA Zones

1. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies:

   Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required.

2. If the subject property is located within the North Rose Hill neighborhood, east of Slater Avenue NE and north of NE 116th Street, the minimum required front yard is 10 feet. Ground floor canopies and similar entry features may encroach into the front yard; provided, the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10-foot front yard.

3. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation. (Does not apply to Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units and Public Park uses).

4. If the property is located in the NE 85th Street Subarea, the following shall apply:

   a. If the subject property is located south of NE 85th Street between 124th Avenue NE and 120th Avenue NE, the applicant shall to the extent possible save existing viable significant trees within the required landscape buffer separating nonresidential development from adjacent single-family homes.

   b. If the subject property is located directly north of the RH 4 zone, the applicant shall install a through-block pedestrian pathway pursuant to the standards in KZC 105.19 to connect an east-west pedestrian pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE. (See Plate 34K).

5. May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density.

6. Residential uses may have an associated private shoreline park that is commonly owned and used by residents and guests.

7. For properties within the jurisdiction of the Shoreline Management Act that have a shoreline setback requirement as established in Chapter 83 KZC and the setback requirement is met, the minimum required front yard is either: 10 feet or the average of the existing front yards on the properties abutting each side of the subject property. For the reduction in front yard, the shoreline setback is considered conforming if a reduction in the required shoreline setback is approved through KZC 83.380. This regulation does not pertain to the School or Day-Care Center uses that accommodate 50 or more students or children.

25.10.030 PLA 5A Zones

1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:

   a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.

   b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.

   c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.

(Does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).

25.10.040 PLA 5D Zones

1. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation (does not apply to Detached Dwelling and Public Park uses).

2. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A (does not apply to Detached Dwelling and Public Park uses).

3. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:

   a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.

   b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.

c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.

d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.

(Does not apply to Public Park uses).

25.10.050 PLA 5E Zones

1. Primary vehicular access must be directly from 2nd Street unless this is not possible (does not apply to Detached Dwelling and Public Park uses).

25.10.060 PLA 6A Zones

1. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

25.10.070 PLA 6I Zones

1. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

(Ord. 4476 § 2, 2015)

25.20 Permitted Uses

HENC2

Permitted Uses Table – High Density Residential Zones
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)
(See also KZC 25.30, Density/Dimensions Table, and KZC 25.40, Development Standards Table)

Required Review Process:

I = Process I, Chapter 145 KZC
IIA = Process IIA, Chapter 150 KZC
IIB = Process IIB, Chapter 152 KZC
DR = Design Review, Chapter 142 KZC
None = No Required Review Process
NP = Use Not Permitted
HENC2 # = Applicable Special Regulations (listed after the table)

	Use	RM, RMA	PLA 5A	PLA 5D	PLA 5E	PLA 6A	PLA 6D	PLA 6I	PLA 6J	PLA 7A, B
25.20.010	Assisted Living Facility	None 1, 2, 3, 4	None 2, 3, 4	None 2, 3, 4	None 2, 3, 4	None 2, 3, 4	I or None 2, 3, 4, 5	IIA 2, 3, 4	None 2, 3, 4	None 2, 3, 4
25.20.020	Church	IIA 1, 6	IIA	IIA	IIA	IIA	IIA	IIA	IIA	IIA
25.20.030	Community Facility	IIA 1, 7, 8	IIA	IIA	IIA	IIA	IIA	IIA	IIA	IIA
25.20.040	Convalescent Center	IIA 1, 3	I 3	IIA 3	IIA 3	IIA 3	IIA 3	IIA 3	IIA 3	IIA 3
25.20.050	Detached, Attached, or Stacked Dwelling Units	None 1, 9	None	None	None	None	I or None 5, 12	None	None	None
25.20.060	Detached Dwelling Unit	None 13	None 13	None 13	None 13	None 13	None 13	None 13	None 13	None 13
25.20.070	Government Facility	IIA 1, 8	IIA	IIA	IIA	IIA	IIA	IIA	IIA	IIA
25.20.080	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	IIA 14	NP	NP	NP	NP	NP	NP	NP	NP
25.20.090	Mini-School or Mini-Day-Care Center	None 1, 15, 16, 17, 18, 19	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 21

HENC 2

Permitted Uses Table – High Density Residential Zones (Continued)
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)
(See also KZC 25.30, Density/Dimensions Table, and KZC 25.40, Development Standards Table)

Required Review Process:

I = Process I, Chapter 145 KZC
IIA = Process IIA, Chapter 150 KZC
IIB = Process IIB, Chapter 152 KZC
DR = Design Review, Chapter 142 KZC
None = No Required Review Process

NP = Use Not Permitted
HENC 2 # = Applicable Special Regulations (listed after the table)

	Use	RM, RMA	PLA 5A	PLA 5D	PLA 5E	PLA 6A	PLA 6D	PLA 6I	PLA 6J	PLA 7A, B
25.20.100	Nursing Home	IIA 1, 3	I 3	IIA 3	IIA 3	IIA 3	IIA 3	IIA 3	IIA 3	IIA 3
25.20.110	Office Uses (Stand-Alone or Mixed with Detached, Attached, or Stacked Dwelling Units)	NP	NP	NP	NP	NP	NP	NP	NP	None 22, 23, 24
25.20.120	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	I 11	NP	NP	NP	NP	NP	NP	NP	NP
25.20.130	Public Park	See KZC 45.50 for required review process.								
25.20.140	Public Utility	IIA 1, 8	None	IIA	IIA	IIA	IIA	IIA	IIA	IIA
25.20.150	School or Day-Care Center	IIA 1, 10, 15, 16, 18, 19	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 21, 25	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 21

Permitted Uses (PU) Special Regulations:

and HENC 2

PU-1. Within the NE 85th Street Subarea, D.R., Chapter 142 KZC.

PU-2. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.

PU-3. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.

PU-4. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.

PU-5. If between 1,800 and 3,600 square feet of lot area per unit, then Process I, Chapter 145 KZC. If 3,600 square feet of lot area per unit or more, then None.

PU-6. The property must be served by a collector or arterial street.

PU-7. A community facility use is not permitted on properties within the jurisdiction of the Shoreline Management Act.

PU-8. Site design must minimize adverse impacts on surrounding residential neighborhoods.

PU-9. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Avenue NE and 124th Avenue NE, and NE 108th Place (extended) and approximately NE 113th Place (extended) shall comply with the following:
a. Each development shall incorporate at least two acres; and
b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible.

PU-10. Structured play areas must be set back from all property lines as follows:
a. Twenty feet if this use can accommodate 50 or more students or children.
b. Ten feet if this use can accommodate 13 to 49 students or children.

PU-11. See Chapter 141 KZC for additional procedural requirements in addition to those in Chapter 145 KZC.

PU-12. If proposed development contains less than 3,600 square feet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/frontage on the right-of-way.
a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South:
20 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements.
b. On 4th Avenue South:
24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side.

PU-13. For this use, only one dwelling unit may be on each lot regardless of the size of the lot.

PU-14. a. This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location.
b. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area.
c. Must be located on a collector arterial or higher volume right-of-way.
d. Placement and scale must indicate pedestrian orientation.
e. Must mitigate traffic impacts on residential neighborhood.

f. May not be located above the ground floor of a structure.
g. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
h. This use is not permitted in an RM zone located within the NE 85th Street Subarea.

PU-15. May locate on the subject property if:
a. It will not be materially detrimental to the character of the neighborhood in which it is located.
b. Site and building design minimizes adverse impacts on surrounding residential neighborhoods.

PU-16. A six-foot-high fence is required along the property line adjacent to the outside play areas.

PU-17. Structured play areas must be set back from all property lines by five feet.

PU-18. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.

PU-19. May include accessory living facilities for staff persons.

PU-20. May locate on the subject property only if:
a. It will serve the immediate neighborhood in which it is located; or
b. It will not be materially detrimental to the character of the neighborhood in which it is located.

PU-21. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

PU-22. This use is permitted only in PLA 7B, extending 50 feet west of the property line adjoining 4th Street, south of 4th Avenue.

PU-23. 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.

PU-24. 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.

PU-25. May locate on the subject property only if:
a. It will serve the immediate neighborhood in which it is located; or
b. It will not be materially detrimental to the character of the neighborhood in which it is located; or
c. The property is served by a collector or arterial street.

(Ord. 4476 § 2, 2015)

25.30 Density/Dimensions

HENC 2

Density/Dimensions Table – High Density Residential Zones
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC) Front	Side	Rear	Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
25.30.010	Assisted Living Facility[1]	3,600 sq. ft.	20' **RM, RMA:** 20'[2]	5'[4] **RMA:** 5'	10'	60%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] and HENC 2 **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** 30' above ABE.[6] **PLA 7A, 7B:** 30' above ABE.[7]
			PLA 5A: [3] HENC 2				
			10'	0	0	80%	
25.30.020	Church	7,200 sq. ft.	20' **RM, RMA:** 20'[2]	20'	20'	70%	**RM, PLA 6D:** 30' above ABE.[5] **RMA:** 35' above ABE. and HENC2 **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 6A, PLA 6J:** 30' above ABE.[5, 12] **PLA 7A, 7B:** 30' above ABE.[7]
			HENC 2				
			10'	0	0	80%	
25.30.030	Community Facility	None	20' **RM, RMA:** 20'[2]	10'	10'	70%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. and HENC2 **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]
			HENC2				
			10'	0	0	80%	

HENC2

Density/Dimensions Table – High Density Residential Zones (Continued)
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC) Front	Side	Rear	Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
25.30.040	Convalescent Center	7,200 sq. ft. **PLA 6I:** None	20' **RM, RMA:** 20'[2]	10'	10'	70%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] and HENC2 **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]
			HENC2 10'	0	0	80%	
25.30.050	Detached, Attached or Stacked Dwelling Units and HENC2	3,600 sq. ft. with at least 1,800 sq. ft. per unit. **RM, RMA:** 3,600 sq. ft.[8] **PLA 6I:** 3,600 sq. ft. with at least 2,400 sq. ft. per unit. **PLA 7A, 7B:** 3,600 sq. ft.[14]	20' **RM, RMA:** 20'[2]	Detached units, 5'; attached or stacked units, 5'[4, 10] **RMA:** 5'	10'[11]	60%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5, 12] and HENC2 (SDCDD16) **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** 30' above ABE.[6] **PLA 7A, 7B:** 30' above ABE.[7, 12]
			RM, RMA: [13] **PLA 5A:** [3]				
			HENC2 10'	0	0	80%	
25.30.060	Detached Dwelling Unit	3,600 sq. ft. and HENC2	20' **RM, RMA:** 20'[2] **PLA 6I:** 10'	5' **RM, RMA:** 5'[4] and HENC2	10'	60%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5, 12] and HENC2 **RMA:** 35' above ABE.[12] **PLA 5A, PLA 5D, PLA 5E:** 25' above ABE. **PLA 6I:** 30' above ABE. **PLA 7A, 7B:** 30' above ABE.[7, 12]

Density/Dimensions Table – High Density Residential Zones (Continued)
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
25.30.070	Government Facility	None	20' **RM, RMA:** 20'[2]	10'	10'	70%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. and HENC 2 **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]
			HENC 2 10'	0	0	80%	
25.30.080	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	7,200 sq. ft. [9]	20'[2]	5'[4]	10'	60%	**RM:** 30' above ABE.[5] **RMA:** 35' above ABE. and HENC 2
			HENC 2 10'	0	0	80%	
25.30.090	Mini-School or Mini-Day-Care Center	3,600 sq. ft.	20' **RM, RMA:** 20'[2]	5'[4]	10'	60%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. and HENC 2 **PLA 5D:** 30' above ABE.[6] **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]
			HENC 2 10'	0	0	80%	
25.30.100	Nursing Home	7,200 sq. ft. **PLA 6I:** None	20' **RM, RMA:** 20'[2]	10'	10'	70%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. and HENC 2 **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]
			10'	0	0	80%	

HENC2

Density/Dimensions Table – High Density Residential Zones (Continued)
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC) Front	Side	Rear	Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
25.30.110	Office Uses (Stand-Alone or Mixed with Detached, Attached, or Stacked Dwelling Units)	3,600 sq. ft. with at least 1,800 sq. ft. per unit 3600 sq ft.	20' HENC2 10'	5'[4] HENC2 0	10' 0	80%	30' above ABE. HENC2 35' above ABE
25.30.120	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	None	See Chapter 83 KZC.			–	Landward of the ordinary high water mark: **RM:** 30' above ABE. **RMA:** 35' above ABE.
25.30.130	Public Park	Development standards will be determined on a case-by-case basis.					
25.30.140	Public Utility	None	20' **RM, RMA:** 20'[2] HENC2 10'	20' HENC2 0	**RM, RMA, PLA 5D, PLA 6A, PLA 6D, PLA 6J:** 20' **PLA 5A, PLA 5E, PLA 6I, PLA 7A, 7B:** 10' HENC2 - 0	70% HENC2 80%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. and HENC2 **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]
25.30.150	School or Day-Care Center	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50'	50'	50'	70% HENC2 80%	**RM:** 30' above ABE.[5, 15] **RMA:** 35' above ABE. and HENC2 **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE.[15] **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5, 15] **PLA 7A, 7B:** 30' above ABE.[7, 15]
			If this use can accommodate 13 to 49 students or children, then: 20'	20'	20'		
			RM, RMA:[2]				

Density/Dimensions (DD) Special Regulations:

DD-1. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1-1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:
a. Project is of superior design; and
b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.

DD-2. See KZC 25.10.020(7).

DD-3. The required yard of any structure abutting a lot containing a low density use within PLA 5 must be increased one foot for each one foot that structure exceeds 20 feet above average building elevation.

DD-4. Five feet but two side yards must equal at least 15 feet.

DD-5. If adjoining a low density zone other than RSX, then 25 feet above average building elevation.

DD-6. If the development contains at least one acre, then the lower of four stories or 40 feet above average building elevation.

DD-7. If adjoining a low density zone other than RSX, or detached dwelling unit in PLA 7C, then 25 feet above average building elevation.

DD-8. With a density as established on the Zoning Map. Minimum amount of lot area per dwelling unit is as follows:
a. In RM 5.0 and RMA 5.0 zones, the minimum lot area per unit is 5,000 square feet.
b. In RM 3.6 and RMA 3.6 zones, the minimum lot area per unit is 3,600 square feet.
c. In RM 2.4 and RMA 2.4 zones, the minimum lot area per unit is 2,400 square feet.
d. In RM 1.8 and RMA 1.8 zones, the minimum lot area per unit is 1,800 square feet.
e. In HENC 2, no minimum lot area per unit.

DD-9. Gross floor area may not exceed 3,000 square feet.

DD-10. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet; provided, that for PLA 5A this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5 zone.

DD-11. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that for PLA 5A this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5 zone.

DD-12. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed.

DD-13. See KZC 25.05.020(3).

DD-14. Minimum amount of lot area per dwelling unit is as follows:
a. In the PLA 7A zone, the minimum lot area per unit is 2,400 square feet.
b. In the PLA 7B zone, the minimum lot area per unit is 1,800 square feet.

DD-15. For school use, structure height may be increased, up to 35 feet, if:
a. The school can accommodate 200 or more students; and
b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and
c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.

DD-16 – see next page

(Ord. 4476 § 2, 2015)

25.40 Development Standards

Development Standards Table – High Density Residential Zones
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
25.40.010	Assisted Living Facility	D **RM, RMA:** D[1]	A	1.7 per independent unit. 1 per assisted living unit.
25.40.020	Church	C **RM, RMA:** C[1]	B	1 for every 4 people based on maximum occupancy load of any area of worship.[2]
25.40.030	Community Facility	C[3] **RM, RMA:** C[1, 3]	B **RM, RMA:** B[4]	See KZC 105.25.
25.40.040	Convalescent Center	C **RM, RMA:** C[1]	B	1 for each bed.