

- g. Developments creating four or more newdwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements.
- h. Development shall be designed, built and certified to achieve or exceed high performing building standards described in KZQ 15.62.
- i. The commercial floor shall be a minimum of 13 feet in height.
- j. Except along NE 65th Street and 130th Avenue NE residential uses, assisted living uses, and parking for those uses shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. The intervening commercial frontage shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building). The Design Review Board (Planning and Building Director if not subject to Design Review) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.
- k. Development shall contain commercial uses oriented to adjoining arterials and through-block pathways. The location and frontages of these commercial uses shall be reviewed through Design Review for consistency with applicable guidelines or regulations.
- l. Development shall provide for one north-south through-block pathway connection between NE 70th Place and NE 65th Street and two east-west through-block pathway connections between 130th Avenue NE and 132nd Avenue NE (see Plat 84Q). The Design Review Board shall determine the final location and configuration of the through-block pathway connections based on convenience and utility for nonmotorized access and orientation toward commercial uses and pedestrian-oriented open space.
- m. Lobbies and amenity space for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear retail frontage along the street or through-block pathway. The Design Review Board (or Planning and Building Director if not subject to Design Review) may approve a minor increase to ground floor residential lobbies and amenities if they are connected to retail use and the design of the ground floor frontage will maximize visual interest.
- n. Attached or Stacked Dwelling Units and Assisted Living Facilities located at the street level floor along NE 65th Street and 130th Avenue NE shall have a minimum seven-foot required yard.
- o. In addition to the height exceptions of KZQ 15.60, the following height exceptions are established:
 - 1) An additional five feet is allowed for buildings providing a grocery store.
 - 2) Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - 3) For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

35.10.050 FHNC Zone

1. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:
 - a. The street level floor of all buildings shall be limited to one or more of the following uses, except as allowed in subsection (1)(c) of this section: Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward fronting streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

The Design Review Board (or Planning and Building Director if not subject to DR) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.
 - b. The commercial floor shall be a minimum of 15 feet in height.
 - c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.
2. Maximum height of structure is as follows:
 - a. Thirty-five feet above average building elevation;
 - b. Fifty-five feet above the midpoint of the subject property on the abutting right-of-way, if:
 - 1) The subject property contains a minimum of five acres and any development includes a grocery store with a minimum 20,000 square feet of floor area.
 - 2) Office uses are only allowed on the ground floor and second floor of any structure.
 - 3) For all building facades facing and within 100 feet of Juanita Drive or NE 141st Street, all portions of a structure greater than two stories in height shall be stepped back from the second story building facade by an average of 20 feet. The required upper story step backs for all floors above the second story shall be calculated as Total Upper Story Step Back Area as follows: Total Upper Story Step Back Area = (Linear feet of front property line(s), not including portions of the site without buildings that are set aside for vehicular areas) x (Required average step back) x (Number of stories proposed above the second story). The Design Review Board is authorized to allow rooftop garden structures within the step back area.
 - 4) The proposal includes public gathering places, community plazas, and public art. At least one public plaza shall contain a minimum of 2,500 square feet in one continuous piece with a minimum width of 30 feet. The space shall be designed to be consistent with the design guidelines for public open space.
 - 5) Developments creating four or more newdwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements.
 - 6) Development shall be designed, built and certified to achieve or exceed high performing building standards described in KZQ 15.62.
 - 7) Signs for a development approved under this provision must be proposed within a Master Sign Plan application (Chapter 100 KZC) for all signs within the project.
 - 8) Drive-in and drive-through facilities are prohibited.
 - c. In addition to the height exceptions established by KZQ 15.60, the following exceptions to height regulations zone are established:
 - 1) Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - 2) For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

35.10.060 HENC 1, HENC 3 Zones

1. In the HENC 1 and 3 zones:

- a. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain metal establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to a pedestrian-oriented street, major pedestrian sidewalk, through-block pathway or the Cross Kirkland Corridor.
- b. Adjacent to NE 68th Street, 106th Avenue NE, 108th Avenue NE, 6th Street South and the Cross Kirkland Corridor (CKC), any portion of a structure greater than two stories in height must be stepped back from the facade below by an average of 15 feet with a minimum step back of five feet.
The Design Review Board is authorized to allow rooftop deck and/or garden structures within the step back area.
- c. Development adjoining the Cross Kirkland Corridor shall comply with the standards of KZC 15.24. Safe public pedestrian connections through sites to the Cross Kirkland Corridor are required (for approximate locations see Plate 40).
- d. Minimum 14-foot-wide sidewalks are required along 106th Avenue NE, 108th Avenue NE and 6th Street South on the side of the right-of-way that abuts HENC 1; and on both sides of NE 68th Street.
- e. Drive-in and drive-through facilities are allowed for gas stations and drug stores. All other drive-in and drive-through facilities are prohibited.

2. In the HENC 1 zone:

- a. No more than 20 percent of the gross floor area for any building may include office uses. This requirement does not apply to the area in HENC 1 that is located north of NE 68th Street between the Cross Kirkland Corridor and what would be the northern extension of 106th Avenue NE.
- b. Structure height may be increased to 35 feet above ABE if:
 - 1) A development of four acres or less includes at least one grocery store, hardware store, or drug store containing a minimum of 20,000 square feet gross floor area.
 - 2) A development of more than four acres includes at least one grocery store, hardware store, or drug store containing a minimum of 20,000 square feet gross floor area and one grocery store, hardware store, or drug store containing a minimum of 10,000 square feet gross floor area.
 - 3) The site plan is approved by the Design Review Board and includes public gathering places and community plazas with public art. At least one of these public areas must measure a minimum of 1,500 square feet with a minimum width of 30 feet.
 - 4) The commercial floor is a minimum of 13 feet in height.
 - 5) Maximum allowed lot area per residential dwelling unit is 900 square feet or 48 units per acre.
 - 6) Development shall be designed, built and certified to achieve or exceed high performing building standards described in KZC 15.62.
 - 7) At least 10 percent of the units provided in new residential developments of four units or greater shall affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

(Ord. 4788 § 1, 2022; Ord. 4784 § 1, 2022; Ord. 4749 § 1, 2021; Ord. 4637 § 3, 2018; Ord. 4636 § 3, 2018; Ord. 4476 § 2, 2015)

35.20 Permitted Uses

Permitted Uses Table –Commercial Zones (BN, BNA, FHNC, BC 1, BC 2, BCX, HENC 1, HENC 3)

(See also KZC 35.30, Density/Dimensions Table, and KZC 35.40, Development Standards Table)

Use		Required Review Process:				
		I = Process I, Chapter <u>145</u> KZC IIA = Process IIA, Chapter <u>150</u> KZC IIB = Process IIB, Chapter <u>152</u> KZC			DR = Design Review, Chapter <u>142</u> KZC None = No Required Review Process	
		NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)				
		BN, BNA	FHNC	BC 1, BC 2	BCX	HENC 1, HENC 3
35.20.010	<u>Assisted Living Facility</u>	DR <u>1, 2, 3</u>	DR <u>1, 2, 3</u>	None <u>1, 2, 4</u>	DR <u>1, 2, 5</u>	DR <u>1, 2, 4</u>
35.20.020	<u>Attached or Stacked Dwelling Units*</u>	DR <u>3</u>	DR <u>3</u>	None <u>4</u>	DR <u>5</u>	DR <u>4</u>
35.20.030*	<u>Reserved</u>					
35.20.040	<u>Church</u>	DR <u>10</u>	DR <u>10</u>	None <u>10</u>	DR <u>10</u>	DR <u>10</u>
35.20.050	<u>Community Facility</u>	DR	DR	None	DR	DR
35.20.060	<u>Convalescent Center</u>	DR	DR	None <u>2</u>	DR	DR <u>2</u>
35.20.070	<u>Entertainment, Cultural and/or Recreational Facility</u>	DR <u>11, 12, 13, 14</u>	DR <u>11, 12, 13, 14</u>	None	DR <u>14</u>	DR
35.20.080	<u>Government Facility</u>	DR	DR	None	DR	DR
35.20.090	<u>Hotel or Motel</u>	NP	DR <u>15</u>	None <u>15</u>	DR <u>15</u>	DR <u>15</u>
35.20.100	<u>Mini-School or Mini-Day-Care Center</u>	DR <u>10, 16, 17</u>	DR <u>10, 16, 17</u>	None <u>10, 16, 17</u>	DR <u>10, 16, 17</u>	DR <u>10, 16, 17</u>
35.20.110	<u>Nursing Home</u>	DR	DR	None <u>2</u>	DR	DR <u>2</u>
35.20.120	<u>Office Use</u>	DR <u>18, 19, 21</u>	DR <u>18, 19, 21</u>	None <u>18, 19</u>	DR <u>18, 19</u>	DR <u>18, 19</u>
35.20.130	<u>Private Lodge or Club</u>	DR	DR	None	DR	DR
35.20.140	<u>Public Park</u>	See KZC <u>45.50</u> for required review process.				
35.20.150	<u>Public Utility</u>	IIA	IIA	None	DR	DR
35.20.160	<u>Restaurant or Tavern</u>	DR <u>11, 12, 13</u>	DR <u>11, 12, 13</u>	None <u>11, 13</u>	DR <u>11, 13</u>	DR <u>11</u>
35.20.170*	<u>Retail Establishment other than those specifically listed in this zone, selling goods, or providing services</u>	NP	DR <u>12, 23</u>	None <u>11, 12, 23, 30</u>	DR <u>11, 12, 23</u>	DR <u>11, 12, 23, 30</u>

Use		Required Review Process:				
		I = Process I, Chapter145 KZC IIA = Process IIA, Chapter150 KZC IIB = Process IIB, Chapter152 KZC			DR = Design Review, Chapter142 KZC None = No Required Review Process	
		NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)				
		BN, BNA	FHNC	BC 1, BC 2	BCX	HENC 1, HENC 3
35.20.180*	Retail Establishment providing banking and related financial services	DR 11	DR 11	None 11	DR 11	DR 11
35.20.190*	Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services	DR 11, 12, 13	DR 11, 12, 13	None 11, 12	DR 11, 12	DR 11, 12
35.20.200	Retail Establishment providing storage services	NP	NP	NP	NP	DR 25, 26
35.20.210*	Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair	NP	NP	None 27	NP	NP
35.20.220*	Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art	DR 11, 23, 30	DR 11, 23, 30	None 11, 12, 23, 30	DR 11, 12	DR 11, 12, 23, 30
35.20.230*	Retail Establishment selling groceries and related items	DR 11, 23	DR 11, 23	None 11, 12, 23, 30	DR 11, 12	DR 11, 12, 23, 30
35.20.240*	Retail Variety or Department Store	DR 11, 23	DR 11, 23	None 11, 12, 23, 30	DR 11, 12	DR 11, 12, 23, 30
35.20.250	School or Day-Care Center	DR 10, 16, 17	DR 10, 16, 17	None 10, 16, 17	DR 10, 16, 17	DR 10, 16, 17
35.20.260*	Reserved					
35.20.270	Vehicle Service Station	DR 17, 28, 29	DR 17, 28, 29	I 28	DR 28	DR 28

Permitted Uses (PU) Special Regulations:

- PU-1. A facility that provides both independent dwelling units and assisted living units shall be processed as a assisted living facility.
- PU-2. If a nursing home use is combined with a 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-3. This use is only allowed on the street level floor subject to the provisions of KZC [35.10.020](#)(1) or [35.10.050](#).
- PU-4*. Attached Dwelling Units are not allowed in the BC 1 and BC 2 zones. In the HENC 1 and HENC 3 zones, this use, with the exception of a lobby, may not be located on the ground floor of a structure. In the BC 1 and BC 2 zones, this use is only allowed subject to the provisions of KZC [35.10.030](#)(2).
- PU-5*. Attached or Stacked Dwelling Units and Assisted Living Facilities are allowed in BCX subject to the provision of KZC [35.10.040](#).
- PU-6*. This use specifically excludes new or used vehicle or boat sales or rentals, except motorcycle sales, service, or rental is permitted if conducted indoors.
- PU-7. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of the building adjoining to any residentially zoned property. Windows are permitted if they are triple-paned and unable to be opened.
- PU-8. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required from parking area in KZC [95.45](#). See KZC [115.105](#), Outdoor Use, Activity and Storage, for additional regulations.
- PU-9. Prior to occupancy of the structure, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential zoned property complies with the standards set forth in WAC [73-60-040](#)(1) for a Class B source property and a Class A receiving property.
- PU-10. May include accessory living facilities for staff persons.
- PU-11. Uses with drive-in and drive-through facilities are prohibited in the BN zone. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
- PU-12. Ancillary assembly and manufactured goods on the premises of this use are permitted only if:
- The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
- PU-13. For restaurants with drive-in or drive-through facilities, one outdoor waste receptacle shall be provided for every eight parking stalls.
- PU-14. Entertainment, cultural and/or recreational facilities are only allowed in BCX, BNA and FHNC zones.
- PU-15. May include ancillary meeting and convention facilities.
- PU-16. A six-foot-high fence is required along the property lines adjacent to the outside play areas.
- PU-17. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- PU-18. The following regulations apply to veterinary offices only:
- May only treat small animals on the subject property.
 - Outside runs and other outside facilities for the animals are not permitted.
 - 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.
- PU-19. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
- The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from office uses.

- PU-20. Reserved.
- PU-21. For properties located within the Moss Bay neighborhood, this use not allowed above ~~the~~street level floor of any structure.
- PU-22. Reserved.
- PU-23. A delicatessen, bakery, or other similar use may include, as part of the use~~accessory~~seating if:
- The seating and associated circulation area does not exceed more than 10 percent of ~~the~~gross floor area of the use; and
 - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
- PU-24. Reserved.
- PU-25. May include~~accessory~~living facilities for resident security manager.
- PU-26. This use not permitted if any portion of the property is located within 150 feet of the Cross Kirkland Corridor.
- PU-27. Vehicle and boat rental are allowed as part of this use.
- PU-28. May not be more than ~~two~~vehicle service stations at any intersection.
- PU-29. This use is not allowed in the BN zone.
- PU-30. Retail establishments selling marijuana or products containing marijuana are not permitted on properties abutting ~~the~~school walk routes shown on Plate~~46~~46.
- (Ord. 4784 § 1, 2022; Ord. 4781 § 1, 2022; Ord. 4749 § 1, 2021; Ord. 4637 § 3, 2018; Ord. 4636 § 3, 2018; Ord. 4479 § 1, 2015; Ord. 4476 § 2, 2015)

**Code reviser's note: This section of the code has been modified from what was shown in Ord. 4476 to simplify the code and reflect the intent of the City.*

35.30 Density/Dimensions

Density/Dimensions Table –Commercial Zones (BN, BNA, FHNC, BC 1, BC 2, BCX, HENC 1, HENC 3)

(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 45.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Chapter <u>115</u> KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
35.30.010	Assisted Living Facility	BN: None ² BNA: None ^{2, 3} FHNC: None ² BC 1, BC 2, HENC 1, HENC 3: None ⁴ BCX: None	BN, BNA: ⁴ FHNC: ^{4, 18} BC 1, BC 2: ^{4, 5} BCX: ⁵ HENC 1, HENC 3: ^{4, 20}				
35.30.020*	Attached or Stacked Dwelling Units	BN, BNA: None ^{2, 7} FHNC: None ² BCX, HENC 1, HENC 3: None BC 1, BC 2: None ¹⁵	BN, BNA, BC 1, BC 2: ⁴ FHNC: ^{4, 18} HENC 1, HENC 3: ^{4, 20} BCX: ⁵				
35.30.030*	Reserved						
35.30.040	Church	None	10' BN: 20'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ⁸ BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ⁸ BCX, HENC 1, HENC 3: 0'	80%	BN: 30' above ABE ^{2, 10} BNA: 35' above ABE ^{2, 10} FHNC: ¹⁰ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.050	Community Facility	None	10' BN: 20'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ⁸ BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ⁸ BCX, HENC 1, HENC 3: 0'	80%	BN: 30' above ABE ^{2, 10} BNA: 35' above ABE ^{2, 10} FHNC: ¹⁰ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.060	Convalescent Center	None	10' BN: 20'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ⁸ BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ⁸ BCX, HENC 1, HENC 3: 0'	80%	BNA: 35' above ABE ^{2, 10} BC 1, BC 2: ¹¹ FHNC: ¹⁰ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.070	Entertainment, Cultural and/or Recreational Facility	None BN, BNA: None ¹²	10' BCX: 0'	BNA, FHNC: 10' BC 1, BC 2: 0' ⁸ BCX, HENC 1, HENC 3: 0'	BNA, FHNC: 10' BC 1, BC 2: 0' ⁸ BCX, HENC 1, HENC 3: 0'	80% ²¹	BN: 30' above ABE ^{2, 10} BNA: 35' above ABE ^{2, 10} FHNC: ¹⁰ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰

USE		Minimum Lot Size	REQUIRED YARDS (See Chapter 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
35.30.080	Government Facility	None	10' BN: 20'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80%	BN: 30' above ABE ² ¹⁰ BNA: 35' above ABE ² ¹⁰ FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.090	Hotel or Motel	None	10'	BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0' FHNC: 10'	BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0' FHNC: 10'	80%	FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.100	Mini-School or Mini-Day-Care Center	None	10' BN: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80%	BN: 30' above ABE ² ¹⁰ BNA: 35' above ABE ² ¹⁰ FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.110	Nursing Home	None	10' BN: 20'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80%	BN: 30' above ABE ² ¹⁰ BNA: 35' above ABE ² ¹⁰ FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.120	Office Use	None	10' BN: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80%	BN: 30' above ABE ² ¹⁰ BNA: 35' above ABE ² ¹⁰ FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.130	Private Lodge or Club	None	10' BN: 20'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80%	BN: 30' above ABE ² ¹⁰ BNA: 35' above ABE ² ¹⁰ FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.140	Public Park	Development standards will be determined on a case-by-case basis.					
35.30.150	Public Utility	None	10' BN: 20'	BN, BNA, FHNC: 20' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 20' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80%	BN: 30' above ABE ² ¹⁰ BNA: 35' above ABE ² ¹⁰ FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.160	Restaurant or Tavern	None BN, BNA, HENC 1, HENC 3: None ¹²	10' BN, HENC 1, HENC 3: 0' BCX: 20'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80% ²¹	BN: 30' above ABE ² ¹⁰ BNA: 35' above ABE ² ¹⁰ FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.170*	Retail Establishment other than those specifically listed in this zone, selling goods, or providing services	None	BCX: 20' FHNC, BC 1, BC 2: 10' HENC 1, HENC 3: 0'	BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0' FHNC: 10'	BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0' FHNC: 10'	80% ²¹	FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.180*	Retail Establishment providing banking and related financial services	None BN, BNA, HENC 1, HENC 3: None ¹²	BN, HENC 1, HENC 3: 0' BCX: 20' BNA, FHNC, BC 1, BC 2: 10'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80% ²¹	BN: 30' above ABE ² ¹⁰ BNA: 35' above ABE ² ¹⁰ FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.190*	Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services	None BN, BNA, HENC 1, HENC 3: None ¹²	BN, HENC 1, HENC 3: 0' BCX: 0' BNA, FHNC, BC 1, BC 2: 10'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80% ²¹	BN: 30' above ABE ² ¹⁰ BNA: 35' above ABE ² ¹⁰ FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.200	Retail Establishment providing storage services	None	HENC 1, HENC 3: 10'	HENC 1, HENC 3: 0'	HENC 1, HENC 3: 0'	80%	HENC 1, HENC 3: 30' above ABE ²⁰

USE		Minimum Lot Size	REQUIRED YARDS (See Chapter 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
35.30.210*	Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair	None	BC 1, BC 2: 10'	BC 1, BC 2: 0' ²	BC 1, BC 2: 0' ²	80%	BC 1, BC 2: ¹¹
35.30.220*	Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art	None BN, BNA: None ¹⁴	BN, HENC 1, HENC 3: 0' BCX: 0' BNA, FHNC, BC 1, BC 2: 10'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80% ²¹	BN: 30' above ABE ^{2, 10} BNA: 35' above ABE ^{2, 10} FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.230*	Retail Establishment selling groceries and related items	None BN, BNA: None ¹⁴	BN, HENC 1, HENC 3: 0' BCX: 0' BNA, FHNC, BC 1, BC 2: 10'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80% ²¹	BN: 30' above ABE ^{2, 10} BNA: 35' above ABE ^{2, 10} FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.240*	Retail Variety or Department Store	None BN, BNA: None ¹⁴	BN, HENC 1, HENC 3: 0' BCX: 0' BNA, FHNC, BC 1, BC 2: 10'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80% ²¹	BN: 30' above ABE ^{2, 10} BNA: 35' above ABE ^{2, 10} FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.250	School or Day-Care Center	None	BN: 0' BNA, FHNC, BC 1, BC 2, BCX, HENC 1, HENC 3: 10'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	BN, BNA, FHNC: 10' BC 1, BC 2: 0' ² BCX, HENC 1, HENC 3: 0'	80%	BN: 30' above ABE ^{2, 10, 15} BNA: 35' above ABE ^{2, 10, 15} FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰
35.30.260*	Reserved						
35.30.270	Vehicle Service Station	22,500 sq. ft.	40'	15'	15'	80%	BNA: 35' above ABE ^{2, 10} FHNC: ¹⁹ BC 1, BC 2: ¹¹ BCX: 30' above ABE ⁵ HENC 1, HENC 3: 30' above ABE ²⁰

Density/Dimensions (DD) Special Regulations:

- DD-1. In BC 1, BC 2 and HENC 1, subject to density limits listed for attached stacked dwelling units. For density purposes, two assisted living units constitute one dwelling unit.
- DD-2. In the BNA zone and in the FHNC zone for properties containing less than five acres, the gross floor area of this use shall not exceed 50 percent of the total gross floor area on the subject property.
- DD-3. 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.
- DD-4. Same as the regulations for the ground floor use.
- DD-5. See KZC 35.10.030(2).
- DD-6. See KZC 35.10.040.
- DD-7. The minimum amount of lot area per dwelling unit is as follows:
- In the BN zone, 900 square feet.
 - In the BNA zone:
 - North of NE 140th Street, 1,800 square feet.
 - South of NE 124th Street, 2,400 square feet.
- DD-8. See KZC 35.10.030(4) and (5).
- DD-9. If adjoining a low density zone other than RSX or RSA, then 25 feet above ABE.
- DD-10. See KZC 35.10.020(1)(b).
- DD-11. See KZC 35.10.030(5) and (6).
- DD-12. Gross floor area for this use may not exceed 10,000 square feet, except in the BN zone the limit shall be 4,000 square feet.
- DD-13. Reserved.
- DD-14. The gross floor area for this use may not exceed 10,000 square feet. Exceptions:
- Retail establishments selling groceries and related items in the BNA zone are not subject to this limit.
 - In the BN zone, the limit shall be 4,000 square feet.
- DD-15. For school use, structure height may be increased, up to 35 feet, if:
- 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.
- 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. Nine hundred square feet per unit in BC 1 and BC 2.

DD-17. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

DD-18. See KZC 35.10.050(2).

DD-19. See KZC 35.10.050.

DD-20. See KZC 35.10.060.

DD-21. In the BCX zone, where this use is the ground floor of a mixed use development, 100 percent lot coverage applies to the entire development.

(Ord. 4784 § 1, 2022; Ord. 4749 § 1, 2021; Ord. 4637 § 3, 2018; Ord. 4636 § 3, 2018; Ord. 4476 § 2, 2015)

**Code reviser's note: This section of the code has been modified from what was shown in Ord. 4476 to simplify the code and reflect the intent of the City.*

35.40 Development Standards

Development Standards Table -Commercial Zones (BN, BNA, FHNC, BC 1, BC 2, BCX, HENC 1, HENC 3)

(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.30, Density/Dimensions Table)

Use	Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
35.40.010 Assisted Living Facility	1	A ¹⁴	1.7 per independent unit. 1 per assisted living unit.
35.40.020 Attached or Stacked Dwelling Units	1	A ¹⁴	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. See DS-2.
35.40.030* Reserved			
35.40.040 Church	C	B ¹⁴	1 for every four people based on maximum occupancy load of any area of worship ⁸
35.40.050 Community Facility	C ⁴	B ¹⁴ BN, BNA: B ⁵	See KZC 105.25.
35.40.060 Convalescent Center	C BN, BNA: B ⁶	B ¹⁴	1 for each bed.
35.40.070 Entertainment, Cultural and/or Recreational Facility	B BNA: B ⁶	E ¹⁴ BNA: D	See KZC 105.25.
35.40.080 Government Facility	C ⁴	B ¹⁴ BN, BNA: B ⁵	See KZC 105.25.
35.40.090 Hotel or Motel	B	E ¹⁴	1 per each room ⁷
35.40.100 Mini-School or Mini-Day-Care Center	D BN, BNA: B ⁶	B ¹⁴	See KZC 105.25.2
35.40.110 Nursing Home	C BN, BNA: B ⁶	B ¹⁴	1 for each bed.
35.40.120 Office Use	BN, BNA: B ⁶ HENC 1, HENC 3, BC 1, BC 2: C FHNC, BCX: B	D ¹⁴	1 per each 300 sq. ft. of gross floor area ¹³
35.40.130 Private Lodge or Club	C BN, BNA: B ⁶	B ¹⁴	1 per each 300 sq. ft. of gross floor area.
35.40.140 Public Park	Development standards will be determined on a case-by-case basis.		
35.40.150 Public Utility	A ⁴	B ¹⁴ BN, BNA: B ⁵	See KZC 105.25.
35.40.160 Restaurant or Tavern	BN, BNA: B ⁶ FHNC, BC 1, BC 2, BCX: B ¹⁰ HENC 1, HENC 2: B	E ¹⁴ BN, BNA: D	1 per each 100 sq. ft. of gross floor area ¹⁵
35.40.170* Retail Establishment other than those specifically listed in this zone, selling goods, or providing services	B	E ¹⁴	1 per each 300 sq. ft. of gross floor area.
35.40.180* Retail Establishment providing banking and related financial services	B ⁶	E ¹⁴ BN, BNA: D	1 per each 300 sq. ft. of gross floor area.
35.40.190* Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services	B ⁶	E ¹⁴ BN, BNA: D	1 per each 300 sq. ft. of gross floor area.
35.40.200 Retail Establishment providing storage services	A	E	See KZC 105.25.

Use	Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
35.40.210* Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair	A	E	BC 1, BC 2: See KZC 105.25.11
35.40.220* Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art	B ⁶	E ¹⁴ BN, BNA: D	1 per each 300 sq. ft. of gross floor area.
35.40.230* Retail Establishment selling groceries and related items	B ⁶	E ¹⁴ BN, BNA: D	1 per each 300 sq. ft. of gross floor area.
35.40.240* Retail Variety or Department Store	B ⁶	E ¹⁴ BN, BNA: D	1 per each 300 sq. ft. of gross floor area.
35.40.250 School or Day-Care Center	D BN, BNA: B ⁶	B ¹⁴	See KZC 105.25.9.12
35.40.260* Reserved			
35.40.270 Vehicle Service Station	A	E ¹⁴ BNA: D	See KZC 105.25.

Development Standards (DS) Special Regulations:

- DS-1. Same as the regulations for the ground floor use. Landscape Category E for street level floor residential uses, otherwise same as the regulations for the street level floor use.
- DS-2. Within the BCX zone a parking modification to decrease the required number of spaces for attached stacked dwelling units is not required to increase the parking supply 15 percent over demand per KZC 105.103(3).
- DS-3. No parking is required for day-care or school ancillary to this use.
- DS-4. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- DS-5. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:
- It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;
 - The electronic readerboard is no more than 50 percent of the sign area;
 - Moving graphics and text or video are not part of the sign;
 - The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;
 - The electronic readerboard displays messages regarding public service announcements or City events only;
 - The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;
 - The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;
 - It is located to have the least impact on surrounding residential properties.
- If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning and Building Director may impose additional conditions.
- DS-6. See KZC 35.10.020(2).
- DS-7. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
- DS-8. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- DS-9. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- DS-10. For restaurants with drive-in or drive-through facilities Landscape Category A shall apply.
- DS-11. Outdoor vehicle or boat parking or storage areas must be buffered as required for parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
- DS-12. An on-site passenger loading area must 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 nearby residential uses.
- DS-13. If a medical, dental or veterinary office, then one per each 200 square feet of gross floor area.
- DS-14. Signs for a development within the BCX zone must be proposed within a master sign plan application (KZC 100.80). In addition to the approval criteria of KZC 100.80(4) a master sign plan application shall show how signs on the subject property will not be visually disruptive to the adjoining residential neighborhood.
- DS-15. Within the BCX zone the required parking for Restaurants and Taverns uses is one per each 300 square feet of gross floor area.

(Ord. 4784 § 1, 2022; Ord. 4749 § 1, 2021; Ord. 4637 § 3, 2018; Ord. 4636 § 3, 2018; Ord. 4487 § 1, 2015; Ord. 4476 § 2, 2015)

*Code reviser's note: This section of the code has been modified from what was shown in Ord. 4476 to simplify the code and reflect the intent of the City.

The Kirkland Zoning Code is current through Ordinance 4781, passed February 1, 2022.

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: <https://www.kirklandwa.gov/> (<https://www.kirklandwa.gov/>)
City Telephone: (425) 587-3000
Code Publishing Company (<https://www.codepublishing.com/>)
eLibrary (<https://www.codebook.com/listing/>)

The City of Kirkland

Design Guidelines

For Pedestrian-Oriented Business Districts



A night out at downtown Kirkland's Park Lane



Adopted by the City Council pursuant to
Kirkland Municipal Code Section 3.30.040.

Dated August 3, 2004

Updated: March 15 2022, O-4785

Attest:

A handwritten signature in blue ink, reading "Penny Sweet".

Penny Sweet,
Mayor

A handwritten signature in blue ink, reading "Adam Weinstein".

Adam Weinstein
Director,
Planning & Building
Department

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The Illustrations throughout this document are provided by MAKERS.

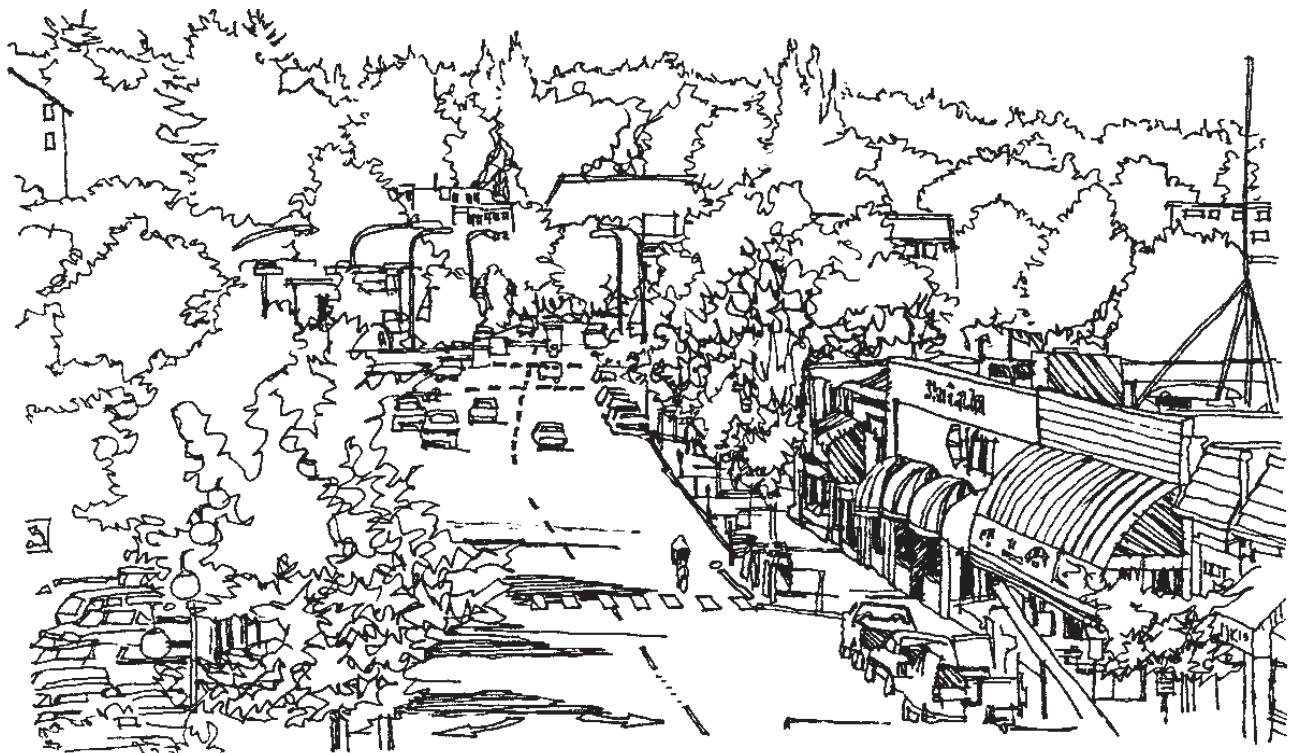
Introduction

This document sets forth a series of Design Guidelines, adopted by Section 3.30 of the Kirkland Municipal Code, that will be used by the City in the design review process. For Board Design Review (BDR), the Design Review Board will use these guidelines in association with the Design Regulations of the Kirkland Zoning Code. To the extent that the standards of the Design Guidelines or Design Regulations address the same issue but are not entirely consistent or contain different levels of specificity, the Design Review Board will determine which standard results in superior design. For Administrative Design Review (ADR), the Planning Official will use these guidelines when necessary to interpret the Design Regulations. They are also intended to assist project developers and their architects by providing graphic examples of the intent of the City's guidelines and regulations.

Most of the concepts presented in the Design Guidelines are applicable to any pedestrian-oriented business district.* “Special Considerations” have been added, such as for Downtown Kirkland, to illustrate how unique characteristics of that pedestrian-oriented business district relate to the Guideline.

The Design Guidelines do not set a particular style of architecture or design theme. Rather, they will establish a greater sense of quality, unity, and conformance with Kirkland's physical assets and civic role.

The Design Guidelines will work with improvements to streets and parks and the development of new public facilities to create a dynamic setting for civic activities and private development. It is important to note that these Guidelines are not intended to slow or restrict development, but rather to add consistency and predictability to the permit review process.



** The guidelines also apply to residential development in the Central Business District (CBD), the Juanita Business District (JBD), the North Rose Hill Business District, the Market Street Corridor (MSC), the Finn Hill Neighborhood Center (FHNC), the Houghton/ Everest Neighborhood Center (HENC), the Totem Lake Business District Core, and Planned Area 5C (PLA5C); and to mixed use development throughout the City.*



Kirkland Design Guidelines

The drawing below illustrates many of the design Guidelines described in this appendix

- 1 Pedestrian plazas and places for vendors encouraged through several regulations.
- 2 Buildings on corner lots may be required to incorporate an architectural or pedestrian-oriented feature at the corner. Many options are possible including plazas, artwork, turrets, curved corners, step backs, setbacks, etc.

Special architectural requirements placed on use of concrete block and metal siding.

- 3 “Architectural scale” requirements direct large buildings to fit more comfortably with neighboring development. This example employs building setbacks, decks, curved surfaces, and recessed entries to reduce appearance of building mass.
- 4 Parking garages on pedestrian-oriented streets or through-block sidewalks may incorporate pedestrian-oriented uses or pedestrian-oriented space into front facades.

Street trees required along certain streets.

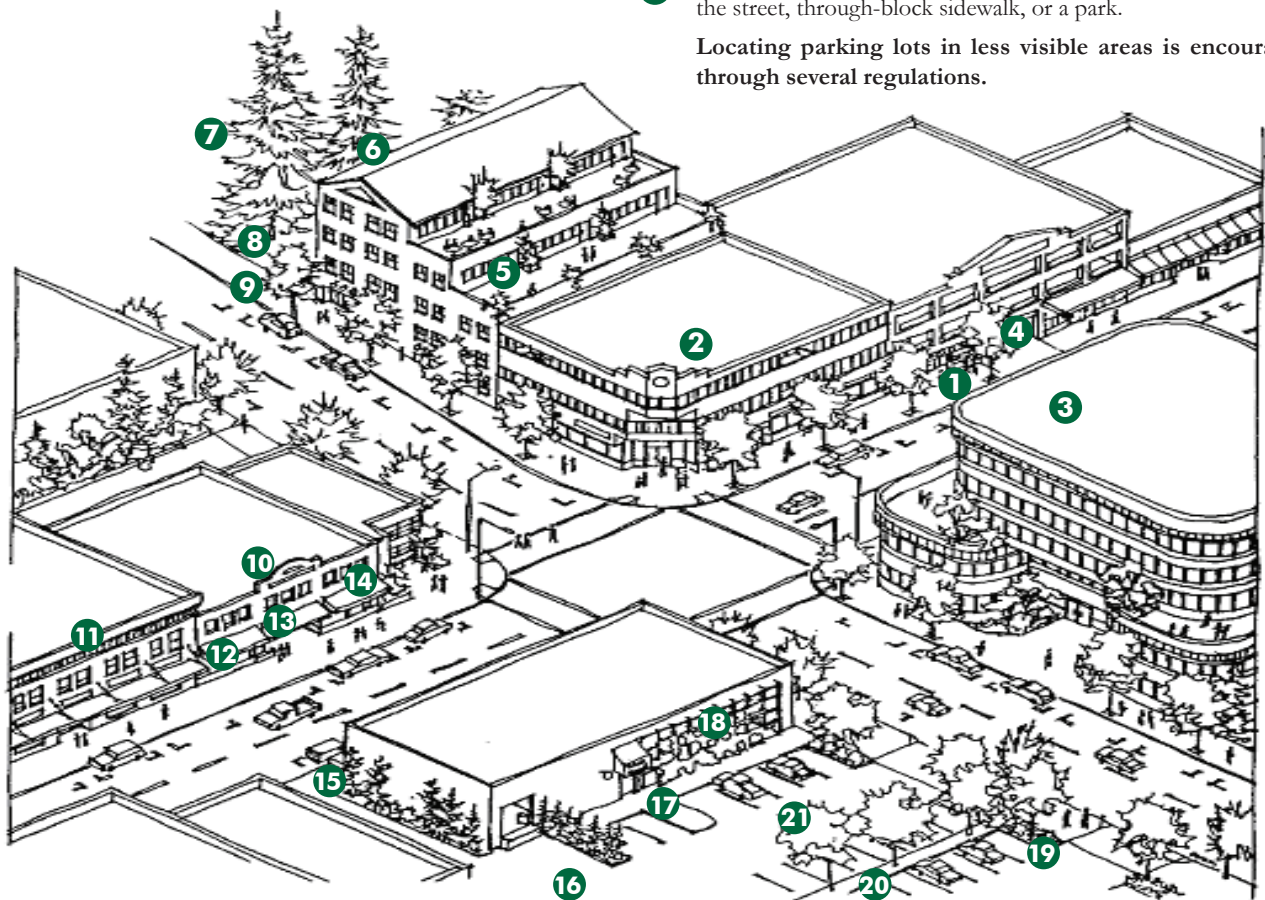
- 5 Human scale features such as balconies or decks, bay windows, covered entries, gable or hipped rooflines, multiple paned windows, or pedestrian-oriented space may be required.
- 6 More flexible method of measuring building height on slopes.
- 7 New policies regarding tree protection and enhancement of wooded slopes. Standards for size, quantity, quality, and maintenance of landscape plant materials are set by the Zoning Code.

- 8 Standards for size, quantity, quality, and maintenance of landscape plant materials are set by the Zoning Code.
- 9 Standards are set for pathway width, pavement, lighting, and site features on required major pathways and public properties.
- 10 A building cornerstone or plaque may be required.
- 11 Covering up existing masonry or details with synthetic materials is restricted.
- 12 Ground story facades of buildings on pedestrian-oriented streets or adjacent to parks may be required to feature display windows, artwork, or pedestrian-oriented space.
- 13 Pedestrian weather protection required on pedestrian-oriented streets.
- 14 Architectural detail elements such as decorative or special windows, doors, railings, grillwork, lighting, trellises, pavements, materials, or artwork to add visual interest may be required.

Size of parking lots abutting pedestrian-oriented streets may be restricted.

- 15 Quantity and locations of driveways are regulated.
- 16 Visible service areas and loading docks must be screened.
- 17 Provision for pedestrian circulation is required in large parking lots.
- 18 Blank walls near streets or adjacent to through-block sidewalks must be treated with landscaping, artwork, or other treatment.
- 19 Screening of parking lots near streets is required.
- 20 Standards for curbs, signing, lighting, and equipment are set for parking lots.
- 21 Internal landscaping is required on large parking lots visible from the street, through-block sidewalk, or a park.

Locating parking lots in less visible areas is encouraged through several regulations.



Purpose of the Design Guidelines for Downtown Kirkland

In 1989 the Kirkland City Council adopted Kirkland's Downtown Plan which set a vision for the downtown's future and outlined policies and public actions to make that vision a reality. One of the recommended actions is the adoption of a set of Downtown Design Guidelines to be used in reviewing all new development and major renovations in the downtown area. The goal of the Design Guidelines as stated in the plan is to

... balance the desired diversity of project architecture with the equally desired overall coherence of the downtown's visual and historic character. This is to be achieved by injecting into each projects' creative design process a recognition and respect of design guidelines and methods which incorporate new development into downtown's overall pattern.

In addition, the guidelines are intended to further the following urban design goals stated in the plan:

- ◆ Promote a sense of community identity by emphasizing Kirkland's natural assets, maintaining its human scale, and encouraging activities that make downtown the cultural, civic, and commercial heart of the community.
- ◆ Maintain a high-quality environment by ensuring that new construction and site development meet high standards.
- ◆ Orient to the pedestrian by providing weather protection, amenities, human scale elements, and activities that attract people to downtown.
- ◆ Increase a sense of continuity and order by coordinating site orientation, building scale, and streetscape elements of new development to better fit with neighboring buildings.
- ◆ Incorporate parks and natural features by establishing an integrated network of trails, parks, and open spaces and maintaining existing trees and incorporating landscaping into new development.
- ◆ Allow for diversity and growth through flexible guidelines that are adaptable to a variety of conditions and do not restrict new development.

Purpose of the Design Guidelines for PLA5C

Planned Area 5C is part of the Moss Bay Neighborhood and is designated for high density residential and office uses. It is located just east of the Central Business District (CBD) and shares many of the CBD's

characteristics, although retail uses are not allowed.

The adjacent steep hillside to the north of PLA5C is part of the 85th Street right-of-way and it limits potential view obstruction from the five to six story buildings which can be developed in PLA5C.

The following guidelines, which encourage wide sidewalks, do not apply to PLA5C since there are no "pedestrian oriented streets" or "major pedestrian sidewalks" designated in the Zoning Code for this area.

- ◆ Sidewalk Width: Movement Zone
- ◆ Sidewalk Width: Storefront Activity Zone

An additional guideline that does not apply is "Height Measurement on Hillsides."

Purpose of the Design Guidelines for Juanita Business District

The Juanita Business District Plan was adopted in 1990 by the City Council. It states that "the underlying goal of redevelopment in the business district is to create a neighborhood-scale, pedestrian district which takes advantage of the amenities offered by Juanita Bay."

As part of the Juanita Business District Plan, Design Regulations and Design Guidelines were established for new development and major renovations in the Business District (JBD). These guidelines and regulations are intended to further the following urban design features stated in the plan:

- ◆ Pedestrian pathways from the surrounding residential areas to and through the business district and on to Juanita Beach Park should be acquired and improved.
- ◆ View corridors to the lake should be explored through new development in the business district.
- ◆ Entry features, such as signs or sculpture, should be established in the locations shown in the Juanita Business District Plan.
- ◆ Coordinated streetscape improvements should be used throughout the business district, including street trees, street furniture, and other amenities, like flowers, banners, and signs.

Purpose of the Design Guidelines for the Market Street Corridor, including the Market Street Historic District

The City Council adopted the Market Street Corridor Plan in December of 2006 as part of the Market and Norkirk Neighborhood planning process. The new plan



was created for commercial and multifamily properties adjoining Market Street extending from the Central Business District at the south end to 19th Avenue at the north end. The plan includes a vision for the corridor of an attractive, economically healthy area that accommodates neighborhood oriented businesses, office uses and multifamily housing in a way that complements and protects the adjacent residential neighborhoods.

The historic 1890's buildings at the intersection of Market Street and 7th Avenue create a unique sense of place that represents the original town center of Kirkland. The plan establishes an historic district in this area that will reflect the City's past through both its old and new buildings and its streetscape. New development and renovation within this historic district should reflect the scale and design features of the existing historic resources in the district.

As part of the Market Street Corridor Plan, Design Regulations and Guidelines are established for new development and major renovations in the Market Street Corridor (MSC). These guidelines and regulations are intended to further the following design objectives that are stated in the plan:

- ◆ Encourage preservation of structures and locations that reflect Kirkland's heritage.
- ◆ Support a mix of higher intensity uses along the Market Street Corridor while minimizing impacts on adjacent residential neighborhoods.
- ◆ Maintain and enhance the character of the historic intersection at 7th Avenue and Market Street.
- ◆ Provide streetscape, gateway and public art improvements that contribute to a sense of identity and enhanced visual quality.
- ◆ Provide transitions between low density residential uses within the neighborhoods and the commercial and multifamily residential uses along Market Street.

Except for the MSC2 zone, the following guidelines, which suggest wider sidewalks, do not apply since there are no "pedestrian oriented streets" or "major pedestrian sidewalks" designated in the Zoning Code for the Market Street Corridor.

- ◆ Sidewalk Width: Movement Zone
- ◆ Sidewalk Width: Storefront Activity Zone

Additional guidelines that do not apply to the Market Street Corridor include:

- ◆ Protection and Enhancement of Wooded Slopes

- ◆ Height Measurement on Hillsides
- ◆ Culverted Creeks

Purpose of the Design Guidelines for North Rose Hill Business District

The North Rose Hill Business District goals and policies were adopted in 2003 as part of the North Rose Hill Neighborhood Plan. Development in the North Rose Hill Business District (NRHBD) is to complement the Totem Lake Business District and encourage increased residential capacity to help meet housing needs. Commercial uses are to be limited to those that are compatible with the residential focus of the NRHBD.

As part of the NRH plan, design regulations and guidelines were established for new development and major renovations in the Business District (NRHBD). These guidelines and regulations are intended to further the following urban design goals and policies stated in the plan:

- ◆ Ensure that public improvements and private development contribute to neighborhood quality and identity in the Business District through:
 - *Establishment of building and site design standards.*
 - *Utilization of the design review process.*
 - *Location and sharing of parking lots.*
 - *Utilization of high quality materials, public art, bicycle and pedestrian amenities, directional signs on all arterials, and other measures for public buildings and public infrastructure, such as streets and parks.*
- ◆ Provide transitions between commercial and residential uses in the neighborhood.
- ◆ Provide streetscape improvements that contribute to a sense of neighborhood identity and enhanced visual quality.

Since the focus of the NRHBD is on increasing residential capacity while accommodating supportive commercial uses, rather than developing into a destination retail business district, the following guidelines do not apply to this business district.

- ◆ Sidewalk Width – Movement Zone
- ◆ Sidewalk Width – Curb Zone
- ◆ Sidewalk Width – The Storefront Activity Zone
- ◆ Pedestrian Coverings
- ◆ Pedestrian-Friendly Building Fronts
- ◆ Upper-Story Activities Overlooking the Street

In addition, the following do not apply:

- ◆ Protection and Enhancement of Wooded Slopes
- ◆ Height Measurement on Hillsides



- ◆ Views of Water
- ◆ Culverted Creeks

Purpose of the Design Guidelines for the Totem Lake Business District Core

The Kirkland City Council adopted a new neighborhood plan for Totem Lake in early 2002. The vision set forth in the Plan for the Totem Lake Business District Core is of a dense, compact community, with a mix of business, commercial and residential uses and a high level of transit and pedestrian activity.

The Plan establishes key overall design principles for the Business District Core, as well as specific design objectives for the Totem Lake Mall (TL 2), Evergreen Hospital campus (TL 3), and the mixed-use area west of the campus (TL 1). Design objectives promoted in the plan for the Business District Core include:

- ◆ Accommodate high density, transit-oriented development, consistent with the district's position in an Urban Center.
- ◆ Ensure that public and private development contribute to a lively and inviting character in the Business District Core.
- ◆ Reinforce the character of the Business District Core through public investments
- ◆ Produce buildings that exhibit high quality design, incorporate pedestrian features and amenities and display elements of both continuity and individuality
- ◆ Provide public spaces that are focal points for the community
- ◆ Provide visual and functional connections between adjacent developments through landscaping, public spaces and pedestrian connections.

Design considerations specific to the three subareas within the district include:

Mixed-Use Area (TL 1)

- ◆ Break up the mass of larger buildings through techniques such as towers over podiums, to create a varied building footprint and the perception of a smaller overall building mass.
- ◆ Incorporate features that create distinctive roof forms, to contribute to a skyline that is visually interesting throughout the district.

- ◆ Ensure appropriate transitions from lower density uses north of the Business District Core through providing residentially scaled façades and centered building masses in development along NE 132nd Street.

Retail Center (TL 2)

The Totem Lake Business District Plan direction for the TL2 area is to support its growth as a vibrant, intensive retail center for the Kirkland community and surrounding region. These guidelines are intended to promote the vision of this area as a "village-like" community gathering place, with high-quality urban and architectural design in redevelopment. To provide for flexibility and increased development potential, while ensuring coordinated development and design integrity over time, redevelopment should occur within the context of an overall site development or Master Plan for the entire property.

Evergreen Hospital Medical Center Campus (TL 3)

The Totem Lake Business District Plan acknowledges the important role the hospital plays in the Kirkland community, and supports growth on the campus to strengthen this role. Design objectives stated in the Plan for the Evergreen Hospital campus are consistent with those expressed in the Master Plan approved for the site:

- ◆ Taller buildings should be located toward the center of the site and designed to minimize shadowing and transition impacts on residential areas.
- ◆ Public access to usable green spaces on the campus can help to offset the impacts of taller buildings on the site.
- ◆ Ensure campus edges are compatible with neighboring uses.
- ◆ Enhance and improve pedestrian access with the campus and to surrounding uses, particularly the transit center and to TL 2.

The approved Master Plan for the hospital campus includes additional, unique design guidelines that apply to institutional development in a campus environment:

- ◆ *Respond to Physical Environment:* New buildings should be attractive as well as functional additions to the campus.
- ◆ *Enhance the Skyline:* The upper portion of buildings should be designed to promote visual interest and variety on the skyline, except where building function dictates uninterrupted vertical mass.



- ◆ Avoid blank facades in buildings located on the perimeter of the campus.
- ◆ Use materials and forms that reinforce the visual coherence of the campus.
- ◆ Provide inviting and useable open space.
- ◆ Enhance the campus with landscaping.
- ◆ Guidelines for the transit center to be located on the hospital campus should be developed and incorporated with guidelines for the rest of the campus.

The following guidelines do not apply to the Totem Lake Business District Core:

- ◆ Height Measurement on Hillsides
- ◆ Views of Water

Purpose of the Design Guidelines for Finn Hill Neighborhood Center (FHNC)

The Finn Hill Neighborhood Plan was adopted in early 2018 by the City Council. The Neighborhood Plan sets the vision for the Finn Hill Neighborhood Center north of NE 141st ST along Juanita Drive as a mixed use, neighborhood scale commercial and residential village to strengthen the neighborhood identity.

The design guidelines are intended to further the following design objectives described in the Plan for the FHNC and summarized below:

- ◆ Building and site design is attractive, pedestrian oriented and compatible in scale and character with the surrounding neighborhood.
- ◆ Pedestrian paths connect between uses on a site and adjacent properties.
- ◆ Parking lots or parking garages are oriented to the back or side of buildings or treated with landscaping or design features.
- ◆ Streetscape improvements are attractive to identify Finn Hill as unique to other commercial districts and multi-modal in design.
- ◆ Public gathering spaces contain seating and landscaping.
- ◆ Bicycle and pedestrian amenities are provided including directional signage.
- ◆ Green building and sustainable site techniques are utilized.
- ◆ Art, signs and landscaping are used to add character to the commercial area.

The following guidelines do not apply to this district:

- ◆ Protection and enhancement of wooded slopes
- ◆ Height measurement on Hillsides
- ◆ Culverted Creeks
- ◆ Open Space at Street Level

Purpose of the Design Guidelines for the Houghton/Everest Neighborhood Center (HENC)

The plan for the HENC was adopted in 2017. The primary goal of the plan is to promote a strong and vibrant pedestrian oriented neighborhood center with a mix of commercial and residential land uses that primarily serve the adjacent neighborhoods.

In addition, the HENC contains an important interface with the Cross Kirkland Corridor (CKC). Successfully integrating site and building design, as well as public access, with this important transportation and open space amenity will mutually benefit the neighborhood center and the CKC. Thoughtful design of the interface will attract nonmotorized customers and residents to the neighborhood center and create an attractive and safe space for pedestrians and bicyclists using the CKC.

The Guidelines are intended to further the following design objectives that are stated in the Comprehensive Plan.

- ◆ Coordinate development on both sides of the NE 68th Street Corridor in the Everest and Central Houghton neighborhoods.
- ◆ Promote a pedestrian-oriented development concept through standards for a coordinated master plan for the center.
- ◆ Reduce ingress and egress conflicts within and around the center through creation of a circulation system for all users including vehicles, bicycles and pedestrians.
- ◆ Design buildings with careful attention given to modulation, upper story step backs, and use of materials to reduce the appearance of bulk and mass.
- ◆ Coordinate street improvements.
- ◆ Provide transitions between commercial and low density residential areas.
- ◆ Discourage southbound through traffic on 106th Avenue NE.



- ◆ Enhance the gateway at the corner of NE 68th Street and 108th Avenue NE.
- ◆ Provide gathering spaces and relaxation areas within the center.

The following guidelines do not apply to the Neighborhood Center:

- ◆ Protection and Enhancement of Wooded Slopes
- ◆ Height Measurement on Hillsides
- ◆ Culverted Creeks

Purpose of the Design Guidelines for Neighborhood Business Districts

The Comprehensive Plan establishes a hierarchy of commercial districts, with regional goods and services at the upper end and neighborhoods goods and services at the lower end.

Kirkland's Neighborhood Business Districts (BN, BNA, and MSC2) are important in providing neighborhood goods and services. Given the more localized draw for residents to meet their everyday needs, an emphasis on convenient and attractive pedestrian connections and vehicular access is important.

In addition, because these districts are surrounded by the residential land uses they serve, the design character and context of new development is critical to ensure that it integrates into the neighborhood.

The design guidelines are intended to further the following design objectives that are stated in the Plan:

- ◆ Establish development standards that promote attractive commercial areas and reflect the distinctive role of each area.
- ◆ Encourage and develop places and events throughout the community where people can gather and interact.
- ◆ Moss Bay neighborhood: Ensure that building design is compatible with the neighborhood in size, scale, and character.
- ◆ South Rose Hill neighborhood: Residential scale and design are critical to integrate these uses into the residential area.

The following guidelines do not apply to these districts:

- ◆ Protection and Enhancement of Wooded Slopes
- ◆ Height Measurement on Hillsides
- ◆ Culverted Creeks

Purpose of the Design Guidelines for the Bridle Trails Neighborhood Center (BCX Zone)

The Bridle Trails Neighborhood Plan was adopted in late 2018 by the City Council. The Neighborhood Plan encourages redevelopment of the Bridle Trails Neighborhood Center into a lively pedestrian-oriented, transit-supportive, mixed-use residential and commercial neighborhood center.

The design guidelines are intended to further the following design objectives described in the Plan for neighborhood center and summarized below:

- ◆ Careful attention to architectural scale, massing and upper story step backs, pedestrian orientation and connections, compatibility with surrounding residential uses and commercial uses across NE 70th Street, building modulation, and use of materials to reduce the appearance of bulk and mass.
- ◆ Buildings are oriented to adjoining rights-of-way and internal pedestrian pathways.
- ◆ Green building standards and sustainable site standards are included in development.
- ◆ Taller building forms are located away from adjoining residential properties.
- ◆ Pedestrian-oriented design elements are incorporated into the development such as plazas to create public gathering spaces with public art, water features, and landscaping.
- ◆ Driveways are consolidated to minimize impacts on surrounding streets, and adjacent residential uses, and to foster a pedestrian-oriented site design.
- ◆ Parking and transportation impacts are minimized to create a pedestrian-oriented neighborhood center.
- ◆ A gateway feature should be provided at the corner of NE 70th Place and 132nd Avenue NE.

