

Section 60.12		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
Front	Side	Rear										
.010	Private College and Related Facilities	If development is consistent with the Master Plan adopted in R-4203, then none. Otherwise, must amend the Master Plan using Process IIB, Chapter 152 KZC.	As established in the Master Plan or as allowed in Special Regulations.								<ol style="list-style-type: none"> 1. The Master Plan, approved by Resolution 4203, includes a site plan, which is on file with the City. That site plan is, by reference, incorporated as a part of this code as it pertains to the location, configuration and nature of improvements in the PLA-1 zone. 2. In addition to the site plan referenced above, the adopted Master Plan includes the following special regulations: <ol style="list-style-type: none"> a. Future development permits shall be reviewed by the Planning Director to ensure consistency with the Master Plan. b. The applicant shall indicate all site improvements and landscaping for the areas to be affected by construction which are proposed to accompany the construction of each facility. The Planning Director shall have the authority to require implementation of these related elements of the Master Plan at such time new facilities, structures or additions are being constructed. c. At the time of application for development of the married student housing information relating to the degree of cutting and filling necessitated shall be provided. Plans for stabilization of nearby slopes shall be included in this information. This information shall indicate to what extent the drainage conditions on the eastern portion of the campus will be disturbed, and what measures will be taken to insure that surrounding properties will not be adversely affected by alternate drainage patterns. d. A 30-foot-wide landscape buffer planted as follows: <ol style="list-style-type: none"> 1) Two rows of trees planted eight feet on center along the entire length of the buffer. No more than 50 percent of the required trees may be deciduous. At the time of planting, deciduous trees must be at least two inches in diameter as measured using the standards of the American Association of Nurserymen; and coniferous trees must be at least five feet in height. 2) Shrubs, 18 inches high, planted to attain coverage of at least 60 percent of the buffer area within two years. 3) The buffer shall be provided around the campus perimeter, except along 108th Ave. NE, 114th Ave. NE, I-405, and between on-campus duplex housing and adjacent single-family sites or I-405. The buffer shall incorporate all existing significant trees and vegetation. Where fencing is proposed, it shall be wood, unless alternative fencing is requested in writing by the adjacent neighbor and agreed to by the applicant. 	

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.010	Private College and Related Facilities (continued)										e. A 15-foot-wide landscape buffer planted pursuant to the requirements of subsection (d)(1) and (2) above shall be provided between on-campus duplex housing and adjacent single-family sites. The buffer shall incorporate all existing significant trees and vegetation. f. New construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible. g. Storm drainage plans shall accompany any applications for development permits. Said plans shall comply with the requirements of KMC Title 15. REGULATIONS CONTINUED ON NEXT PAGE	

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.010	Private College and Related Facilities (continued)									h. Development permits for additional parking areas shall include a lighting plan for review and approval by the Planning Director. The lighting shall be directed such that it does not negatively impact adjacent residential areas. i. All main interior streets shall maintain a driving width of 24 feet plus curb and gutter improvements on both sides of the streets, for a total of 28 feet. Widths of, and improvements to secondary streets and service roads shall be subject to the review and approval of the Planning Director. It will be necessary for secondary streets and service roads to provide adequate clearance for emergency vehicle access. j. The location, material and design of any walkway within the campus shall be at the discretion of the College and its representatives, but will be reviewed by the Planning Director; provided, that the pedestrian/bicycle path in 114th Ave. NE shall be asphalt or concrete, eight feet wide. k. The "NO PARKING" signs along 110th Avenue N.E., east of the men's dormitory, shall remain indefinitely, to discourage future parking along this street. l. Within 30 feet of all outer edges of the campus (except along 108th Ave. NE, 114th Ave. NE, and I-405), no institutional uses or new parking areas are permitted, including any future redevelopment of the maintenance buildings. m. The housing unit, south of Gairloch, and west of 114th Ave. N.E., shall be separated from abutting properties to the north and east by a dense vegetative buffer of not less than 30 feet. n. Parking lots shall include landscaping islands as required by Chapter 105 KZC. o. Where adjacent to existing single-family residences, existing campus roadways and parking areas shall be landscaped as much as possible in the space available to provide a visual screen of the roadways and parking areas from the nearby residences. The amount and type of landscaping shall be subject to the review and approval of the Planning Director. An effort shall be made to reduce the amount of asphalt surfacing wherever possible.		

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.010	Private College and Related Facilities (continued)									<p>p. Construction of the proposed clock tower shall be subject to the issuance of a Process IIB Permit, to be reviewed by the Houghton Community Council, the Kirkland Hearing Examiner and the Kirkland City Council.</p> <p>q. The two westernmost campus access drives (adjacent to the Seventh Day Adventist Church and opposite 111th Ave. NE) shall be closed to general vehicle use. The driveway serving The Firs married student housing shall be relocated to lie within the 114th Ave. NE right-of-way.</p> <p>r. The District Office shall have only one access point from 108th Avenue N.E.</p> <p>s. New buildings or building expansions must conform with design guidelines as adopted as part of the master plan.</p> <p>t. The City is authorized to implement measures, identified in the approved master plan, to protect the surrounding neighborhood from parking impacts.</p> <p>u. For other regulations applicable to this use, see the master plan approved under Resolution R-4203.</p> <p>v. Structure height shall not exceed 30 feet above average building elevation if located within 100 feet of the campus perimeter, or 40 feet above average building elevation if located greater than 100 feet from the campus perimeter.</p> <p>3. Deviations from the approved master plan may be administratively approved by the Planning Director:</p> <p>a. Unless:</p> <ol style="list-style-type: none"> 1) There is a change in the use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use. 2) The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change; and <p>b. The proposed modification or deviation satisfies all of the following:</p> <ol style="list-style-type: none"> 1. No vehicular ingress or egress from surrounding streets may be changed. 2. No roadways, parking lots or structures within 100 feet of the site perimeter may be shifted toward the perimeters. Any other shifting or improvements shall be consistent with the design concept of the College. 		

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.010	Private College and Related Facilities (continued)										3. No buffers shown in the approved site plan may be reduced, unless specifically authorized by some other special regulation. 4. Reconfigurations of the footprint of the structures shown in the approved plan may be permitted; provided, that such changes are not apparent off-site and do not increase building height. 5. Minor new structures not shown on the approved site plan may be permitted; provided, that they are at least 200 feet from the site perimeter, are not apparent from off-site and do not require the significant shifting of roadways, parking areas or other improvements. c. The Planning Director shall notify the Houghton Community Council in writing, at least 40 days before issuance of a decision on a request for a modification of the Master Plan. d. A Process IIB zoning permit review process is required: <ol style="list-style-type: none"> 1) For any change to the Master Plan that does not meet the above criteria; 2) For leasing of any campus facilities to long-term tenants; 3) For any increase in student population above 1,200; or 4) For a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility. 	



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.020	Professional Football, Baseball, or Soccer Practice or Play Facility	None, if part of approved Master Plan adopted in R-4203. Otherwise, Process IIB, Chapter 152 KZC.	10 acres	As established in the Master Plan or as allowed under Special Regulation 1.			80%	30' above average building elevation. See Special Regulations 2 and 3.	C See Spec. Reg. 4.	B See Spec. Reg. 6.	See KZC 105.25. See Spec. Reg. 7.	<ol style="list-style-type: none"> 1. All structures and practice and play facilities must be setback from exterior property lines at least 50 feet. Parking lots must be setback at least 50 feet from single-family uses and screened and interspersed with landscaping pursuant to Chapters 95 and 105 KZC. 2. Maximum structure height is determined by the approved Master Plan. 3. Maximum height of temporary structures shall be 60 feet above finished grade. 4. Perimeter buffering is determined by the approved Master Plan. 5. One point of vehicular access only is permitted directly onto NE 53rd Street. Secondary access through the college campus is permitted. 6. A single pedestal or monument sign, non-interior illuminated, shall be permitted on NE 53rd Street. 7. During summer training camp, the public will be directed, by means of pedestal signs at entrances to the college, to the parking areas in the interior of the campus. 8. On-site parking shall be adequate to meet peak season use. 9. No public exhibitions or games shall be permitted. 10. No helicopter operations shall be permitted, except for emergency situations. 11. No graphics or markings shall be permitted on the exterior of the temporary structure, except as required by state, federal or local regulations. 12. Only one professional sport organization may occupy and use the facility in any consecutive 12-month period.
.030	Detached Dwelling Unit	None	8,500 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	A	2.0 per unit.	<ol style="list-style-type: none"> 1. Not more than one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

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.040	Public Utility	Process IIA, Chapter 150 KZC.	None	20'	10' on each side	10'	70%	25' above average building elevation.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The maximum horizontal facade shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details. 3. 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. 	
.050	Government Facility								C See Spec. Reg. 3.				
.060	Community Facility												
.070	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The maximum horizontal facade shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details. 	

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