



PLANNING & COMMUNITY DEVELOPMENT
123 5th Avenue, Kirkland, WA 98033
425.587.3235 ~ www.kirklandwa.gov

PLANNING DEPARTMENT PRE-SUBMITTAL MEETING INFORMATION

PLANNING DEPARTMENT STAFF CONTACT

PLANNER: Désirée Goble

PHONE: (425) 587-3251

EMAIL: dgoble@kirklandwa.gov

Note: Pre-submittal meetings do not vest a project. In addition, the information related by the City staff is a preliminary, qualified assessment which is based on the information provided by the applicant/contact person. More detailed technical review of a specific development permit application may disclose additional substantive or procedural requirements. Furthermore, in the case of a discretionary development permit, the role and authority of the City staff is advisory only. Final recommendation and decision on such permits can only be made, after public comment and/or public hearing, by the Planning Director (as to Short Plats and Zoning Code Process I Permits), the Hearing Examiner, or the City Council, depending upon the type of permit.

DATE: September 9, 2014

FILE NO.: PRE14-01611

PROJECT ADDRESS: 7808 123rd Ave NE

PROJECT NAME: not provided

PROJECT DESCRIPTION: Demolish existing single family home. Subdivide the lot into 2 lots. Construct 2 single-family houses on each of the lots. Connect utilities and build frontage improvements as required.

PARCEL NO.: 092505-9017

LOT SIZE: 12,632 square feet per King County Assessor

ZONE: RSX 7.2 Single-Family Residential with a minimum lot size of 7,200 square feet

HANDOUTS GIVEN AT MEETING

- A. Short Plat Application Packet with markups
- B. Fee estimates for short plat application and recording
- C. Tree Retention Plan – Subdivision & Cottage Developments
- D. Property Information Report
- E. Single-Family Handout (w/mark ups) electronic version has active hyperlinks
- F. RSX – General Regulations and Use Zone Chart for Detached Dwelling Unit

RESPONSE TO QUESTIONS

- A. Is SEPA document required for this project?

PCD Response: No, SEPA review is not required for the proposed two lot short plat.

- B. Public Works will address questions 2-4.
- C. Public Works and/or Fire Department will address question 5.

SHORT PLAT/SUBDIVISION

- A. Setbacks: are incorrectly identified on Proposed Lot 2. All property lines on this lot are considered side property lines with a minimum 5 foot setback except where adjoining the ingress/egress easement. There is a 10 foot rear yard setback from the edge of the ingress/egress easement.
- B. We should explore placing the ingress/egress easement on the south side of the property in order to maximize tree retention on the subject property.
- C. Kirkland Zoning Code (KZC) section 105.10 states: ...minimum standard is 16 feet of unobstructed pavement in a 21-foot-wide easement or tract; for easements or tracts less than 100 feet in length, the Public Works Department may reduce the standard to 10 feet of unobstructed pavement in a 15-foot-wide easement or tract if the easement or tract and abutting driveways are located to allow for safe ingress and egress Code requires a 15 foot wide easement
- D. I assume that you are proposing to use the provision of 22.28.042(a) to subdivide the property. King County Assessor property size is an estimate and a survey is required to determine if there is sufficient area to proceed with a 2 lot short plat using the provisions of 22.28.042

PROCESS

- A. Short Plat – Process I
- B. Grading (Land Surface Modification LSM) Permit – Public Works will determine if the short plat qualifies for early submittal of an LSM application after the Public Works, and Fire, and Building Departments complete their initial review of the Short Plat proposal.
- C. Building Permit can be applied for after the LSM has been submitted, reviewed, and approved.

FEES – All permits will be assessed a 1.3% Mybuildingpermit.com surcharge

- A. Short Plat Application
 - 1. Base Fee 3,273.00
 - 2. Fee Per Lot (\$992/lot) 1,984.00
 - 3. 1.3% Mybuildingpermit.com surcharge 68.34
 - Total Application Fee..... 5,325.34**
- B. Short Subdivision Recording Review
 - 1. Base Fee 980.00
 - 2. 1.3% Mybuildingpermit.com surcharge 12.74
 - Total Recording Review Fee..... 992.74**
- C. There will be additional fees for recording the actual short plat document.
- D. Public Work will have additional security fees for any required right-of-way improvements.
- E. Impact Fees - will apply at the building permit stage

MBP APPLICATION PATH: We encourage all applications to be made electronically through mybuildingpermit.com. For land use applications, the following chart indicates which options you would select in MBP for the proposed application type(s).

Jurisdiction	Application Type	Project Type	Activity Type	Scope of Work
Kirkland	Land Use	Any Project Type	Land Division	Subdivision – Process I

SHORT PLAT DEVELOPMENT STANDARDS LIST

This application must comply with all applicable standards. The listing below outlines those standards in a typical development sequence.

KMC refers to Kirkland Municipal Code, KZC refers to Kirkland Zoning Code

TREE PLAN SUMMARY

KMC 22.28.210 & KZC 95.30 Significant Trees.

Integrated Development Plan Option

A Tree Retention Plan was submitted with the short plat in which the location of all proposed improvements were known. Therefore KZC 95.30.4 & 95.30.5 – known as an Integrated Development Plan, or IDP, applies in regards to tree retention

No trees are to be removed with an approved short plat or subdivision permit. Based on the approved IDP, the applicant shall retain and protect all viable trees throughout the development of each single family lot except for those trees allowed to be removed for the installation of the plat infrastructure improvements *and* construction of the residence and associated site improvements. Modifications to the Tree Retention Plan must be approved per KZC 95.30(6)(b).

Phased Review Option

A Tree Retention Plan was submitted with the short plat. During the review of the short plat, all proposed improvements were unknown. Therefore KZC Section 95.30 (6)(a) – Phased Review applies in regards to tree retention.

No trees are to be removed with an approved short plat or subdivision permit. Based on the approved Tree Retention Plan, the applicant shall retain and protect all viable trees throughout the development of each single family lot except for those trees allowed to be removed for the installation of the plat infrastructure improvements with an approved Land Surface Modification permit. Subsequent approval for tree removal is granted for the construction of the house and other associated site improvements with a required Building Permit. The Planning Official is authorized to require site plan alterations to retain High Retention value trees at each stage of the project. In addition to retaining viable trees, new trees may be required to meet the minimum tree density per KZC Section 95.33.

PRIOR TO RECORDING

KMC 22.20.362 Short Plat - Title Report. The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the short plat documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

KMC 22.20.366 Short Plat - Lot Corners. The exterior short plat boundary and all interior lot corners shall be set by a registered land surveyor. If the applicant submits a bond for construction of short plat improvements and installation of permanent interior lot corners, the City may allow installation of temporary interior lot corners until the short plat improvements are completed.

KMC 22.20.390 Short Plat - Improvements. The owner shall complete or bond all required right-of-way, easement, utility and other similar improvements.

KMC 22.28.110-130 Vehicular Access Easements. Municipal Code sections 22.28.110 and

22.28.130 establish that if vehicular access within the plat is provided by means other than rights-of-way, the plat must establish easements or tracts, compliant with Zoning Code Section 105.10, which will provide the legal right of access to each of the lots served.

KZC 95.50.3 Maintenance of Preserved Grove. The applicant shall provide a legal instrument acceptable to the City ensuring the preservation in perpetuity of approved groves of trees to be retained.

KMC 22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

KMC 22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

KMC 22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

KMC 22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

KMC 22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

KMC 22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

LAND SURFACE MODIFICATION AND/OR BUILDING PERMIT REQUIREMENTS

KZC 95.35.2.b.(3)(b)i Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

KZC 95.34 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 4 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

KZC 95.45 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

KZC 110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

KZC 95.50.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

KZC 95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

KZC 105.10 Vehicular Access Easements or Tracts. The access easement or tract shall be screened from the adjacent property with a minimum five-foot high sight-obscuring fence; or vegetation that will provide comparable screening to a five-foot fence within two years of planting; along the entire easement or tract outside the required front yard.

105.10.2 Pavement Setbacks. The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened

from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

KZC 105.47 Required Parking Pad. Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage.

KZC 115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning Official.

KZC 115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

KZC 115.42 Floor Area Ratio (F.A.R.) Limits. Floor area for detached dwelling units is limited to a maximum floor area ratio in low density residential zones. See Use Zone charts for the maximum percentages allowed. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

KZC 115.43 Garage Requirements for Detached Dwelling Units in Low Density Zones. Detached dwelling units served by an open public alley, or an easement or tract serving as an alley, shall enter all garages from that alley. Whenever practicable, garage doors shall not be placed on the front façade of the house. Side-entry garages shall minimize blank walls. For garages with garage doors on the front façade, increased setbacks apply, and the garage width shall not exceed 50% of the total width of the front façade. These regulations do not apply within the disapproval jurisdiction of the Houghton Community Council. Section 115.43 lists other exceptions to these requirements.

KZC 115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

KZC 115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

KZC 115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

KZC 115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

KZC 115.115.3.g Rockerries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

KZC 115.115.3.n Covered Entry Porches. In residential zones, covered entry porches on dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

KZC 115.115.3.o Garage Setbacks. In low density residential zones, garages meeting certain criteria in this section can be placed closer to the rear property line than is normally allowed in those zones.

KZC 115.115.3.p HVAC and Similar Equipment: These may be placed no closer than five feet of

a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

KZC 115.115.5.a Driveway Width and Setbacks. For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

KZC 115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

KZC 145.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

PRIOR TO OCCUPANCY

KZC 95.40 Bonds. The City may require a maintenance agreement or bond to ensure compliance with any aspect of the Landscaping chapter.

KZC 110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

KZC 110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.



CITY OF KIRKLAND SHORT PLAT OR PRELIMINARY SUBDIVISION APPLICATION



CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 ~ www.kirklandwa.gov

SHORT PLAT OR PRELIMINARY SUBDIVISION APPLICATION

This permit application packet is designed to obtain all the information necessary to allow the City to make a well-informed decision on your application. Please refer to the attached application checklist to determine the materials which must be submitted to complete your application. All application materials are public information.

Your application will be evaluated on the basis of the information you provide, the criteria listed in the pertinent sections of the Subdivision Ordinance, other City regulatory ordinances, inspection of the property, as well as public comments.

YOU ARE ENCOURAGED TO MEET WITH A PLANNER FROM THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO AND DURING PROJECT DESIGN TO DISCUSS PROJECT COMPLIANCE WITH CITY REGULATIONS. YOU MUST MEET WITH A PLANNER TO OBTAIN GUIDANCE ON THE APPLICATION MATERIALS YOU MUST SUBMIT.

Copies of City ordinances such as the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Shoreline Master Program are available at the Department of Planning and Community Development in City Hall, 123 Fifth Avenue; and the Kirkland Public Library, 308 Kirkland Avenue. To purchase the Comprehensive Plan or Zoning Ordinance, call Code Publishing Company at (206) 527 6851. The City ordinances can also be found on-line at <http://www.kirklandwa.gov>.

As a result of your application, you may be required to make improvements such as sidewalks, curbs, street trees, or utilities undergrounding within the rights-of-way abutting your property. Please refer to Chapter 110 of the Zoning Ordinance and/or consult with a planner to determine if this is the case.

NOTE: Information provided by the Department of Planning and Community Development represents a preliminary, qualified assessment which is based on the information provided by the applicant/contact person. More detailed technical review of a specific development permit application may disclose additional substantive or procedural requirements. Furthermore, in the case of a short plat, the role and the authority of the Department of Planning and Community Development staff is advisory only. A final decision only is made, after public comment, by the Planning Director.



CITY OF KIRKLAND SHORT PLAT OR PRELIMINARY SUBDIVISION APPLICATION

APPLICATION CHECKLIST: SHORT SUBDIVISION/PRELIMINARY SUBDIVISION

The following is a list of materials which must be submitted with your application. For some applications, it will not be necessary to submit all of the listed materials. Consult with the Department of Planning and Community Development if you have a question. Please do not turn in your application until all items which apply to your proposal have been checked off. A hearing date will not be assigned until your application materials are complete and the City has completed its review of your Environmental Checklist.

RETURN THIS CHECKLIST WITH APPLICATION

Applicant to
check if
completed

Pre-Submittal Meeting Met with Desiree Goble on 09.11.14 refer to PRE14-01611

A meeting with a planner is required within the six months immediately prior to submittal.

~~Road Concurrency Review~~

~~Prior to submittal of a Preliminary Subdivision application, a road concurrency application must be submitted to the Public Works Department and a test notice of passing must be received (short subdivisions are exempt from concurrency review). A copy of the test notice must be submitted with the subdivision application. Concurrency applications are available from the Planning or Public Works Department.~~ N/A

Application

A completed application form and supporting affidavits (pages 7,8 & 9). The application must be signed by all individuals holding an ownership interest in the parcel as listed on the Title Report.

~~A completed and signed Environmental Checklist (Consult with Department of Planning and Community Development, a checklist is usually not required for a short subdivision). SEPA requires a complete traffic report. Refer to the Transportation Impact Analysis Guidelines memo and contact the City's Traffic Engineer for all required data. In addition, other impact analysis may be required. Consult with the assigned planner.~~ N/A

Fees

A check to the City of Kirkland for the filing fee ~~and, if applicable, Environmental Checklist fee (fee schedule is attached).~~

NOTE: Other fees, including Park Impact Fees and Road Impact Fees, may be required during the development review process.

Neighborhood Meetings

A neighborhood meeting(s) has been held (see attached instruction sheet on neighborhood meetings to determine if required). N/A

This is not a requirement for a 2 lot short plat. However, I highly recommend that you discuss your project with neighbors prior to submitting an application. Addressing any of their issues/concerns may result in a smoother process.



CITY OF KIRKLAND

SHORT PLAT OR PRELIMINARY SUBDIVISION APPLICATION

Survey

A boundary and topographic survey of the proposed plat certified by a registered land surveyor licensed in the State of Washington, together with five (5) copies of dimensioned plans* on 18" x 24" sheets, drawn at a scale between 1" = 20' and 1" = 50', in ten-foot intervals, and folded to 8-1/2" x 11" size, containing the following information:

a. If proposing a short plat:

- 1. Reference the plat to either the Washington Coordinate System, North Zone or the King County Coordinate System, or properly determined subdivision corner referenced to either of the above with a physical description of such corners.

We suggest and encourage surveyors to reference the City of Kirkland's horizontal control data published in 2002, found on the Public Work's webpage at http://www.kirklandwa.gov/depart/Public_Works/Survey_Control.htm.

The horizontal datum is North American Datum of 1983(1991), [NAD 83/91], based on the High Accuracy Reference Network [HARN] as stipulated by the Washington State statute. The vertical datum is North American Vertical Datum of 1988 [NAVD 88].

- 2. The short plat will be described and corners set with a field traverse with a linear closure of 1 to 10,000 and corresponding angular closure as specified in W.A.C. 332-130-070.

b. Proposed name of the short/preliminary plat.

c. Location by section, township, range, and/or other legal description.

d. Name, address and phone number of the applicant and agent, if any.

e. Name, address, phone number and signed seal of registered land surveyor preparing the short/preliminary plat.

f. Scale of short/preliminary plat, date and north arrow.

g. Layout, dimensions and size (excluding access easements) of existing and proposed lots, with each lot consecutively numbered.

h. Parcels of land intended to be dedicated for public use, or reserved for use of owners of the property in the subdivision, including the dimensions and size of said parcels.

i. Names, location, and dimensions, of existing and proposed rights-of-way and easements serving the short/preliminary plat. (Right-of-way standards are established by Chapter 110 of the Zoning Code. Easement standards are established by Chapter 105 of the Zoning Code).

~~j. Names, locations and dimensions of any Hazardous Liquid Pipeline Corridors (Olympic Pipeline) within 150 feet of the subject property, or if the proposal is for a high consequence land use, within 500 feet of the subject property (Standards for development near Hazardous Liquid Pipelines are contained in Chapter 118 of the Kirkland Zoning Code.)¹~~ **N/A**

¹Subsequent to approval of the short plat, the mylar which is submitted for recording shall show only items a - j.



CITY OF KIRKLAND SHORT PLAT OR PRELIMINARY SUBDIVISION APPLICATION

~~k. If an existing primary structure is proposed to be retained, provide distances to/from accessory structures (if any).~~ N/A

~~l. Location, dimension, and names of adjacent existing parks and other public spaces, structures, lots, blocks, etc. -- shown in dotted lines in scale with the proposed short plat.~~ N/A

m. Location and dimensions of existing and proposed improvements in existing and proposed rights-of-way and easements serving the short plat (right-of-way standards are established by Chapter 110 of the Zoning Code. Easement standards are established by Chapter 105 of the Zoning Code).

n. Utility Information (on, under, or over the property):

1. Existing and proposed water (including fire hydrants), sewer, and surface water systems.

2. Existing and proposed franchise utility locations such power, gas, cable, and phone (including location of nearest utility poles).

o. Existing topography of the land indicated by contours at two-foot intervals.

~~p. Location and extent of significant natural features such as streams and wetlands and water bodies on and immediately adjacent to the property.~~ N/A

q. Limit of grading line for right-of-way, access easement, and utility construction.

r. A notation which shows the dimensioned setback from existing or proposed lot lines of all existing structures which are within 20 feet of existing and proposed lot lines.

s. The lot lines of adjoining properties for a distance of at least 50 feet.

t. Zoning classification of the property and adjoining properties.

~~u. Check with the City to determine if your project requires a pedestrian easement and if it does show this easement location on your plans.~~ N/A

Reports:

a. A title company certification which is not more than 30 calendar days old containing--

1. A legal description of the total parcel sought to be subdivided; and

2. A list of those individuals, corporations, or other entities holding an ownership interest in the parcel; and

3. Any easements or restrictions affecting the property with a description, purpose and reference by auditors file number and/or recording number; and

4. Any encumbrances on the property; and

5. Any delinquent taxes or assessments on the property.

b. Mathematical lot closures are required for all short plat and preliminary subdivision proposals.

~~c. If an existing primary structure is proposed to be retained, provide gross floor area data~~ N/A



CITY OF KIRKLAND SHORT PLAT OR PRELIMINARY SUBDIVISION APPLICATION

~~(square feet) for the primary structure. Refer to Zoning Code Section 115.42 for direction on what to include in gross floor area.~~

- d. Preliminary drainage report (Technical Information Report/TIR):
- e. ~~A report by a qualified geotechnical engineer or engineering geologist (per Zoning Code Chapter 85) may be required if development will occur on or near a landslide or seismic hazard area. If required, two copies are to be submitted to the Planning Department.~~ **N/A**
- f. Tree Retention Plan. Subject to Kirkland Zoning Code 95.30.
- g. ~~Stream and/or Wetland Reports~~ **N/A**
- h. ~~Traffic Report (required when applying for a Preliminary Subdivision)~~ **N/A**

Other:

- a. All materials submitted for this application must also be provided on CD to the Planning Department for presentation at public meetings and/or permanent storage. The following standards apply to the preparation and formatting of those materials:
 - Files must be in their native electronic format if they are created in Word, Excel, PowerPoint, or programs that create JPEG or GIF extensions.
 - Any file that is not in one of these formats must be **converted** from its native format to Adobe PDF rather than being scanned.
 - Any memo/report that is created from multiple formats must be combined and submitted as one PDF document.
 - All memos/reports must be either 8-1/2 x 11 or 11 x 17 inch size. Legal sized documents will not be accepted.
 - ~~Photographs of models and/or material/color boards, if prepared, are required.~~
- b. Exterior boundary corners indicated on the ground. Staking of proposed interior lot corners may also be required.
- c. ~~Letter of sewer and/or water availability if sewer and/or water service is to be provided by a utility other than the City.~~ **N/A**
- d. A map showing any adjoining property owned by the owner of the land proposed to be subdivided.
- e. ~~If lot sizes in a preliminary subdivision are proposed to be averaged, provide lot area calculations.~~ **N/A**
- f. ~~For newly created streets, a road profile and cross section.~~ **N/A**
- g. ~~If the subject property is within 150 feet of a Hazardous Liquid Pipeline Corridor, or if the proposal is for a high consequence land use, within 500 feet of the subject property verification that the pipeline operator has reviewed the proposed development plans. A transmittal form provided by the Planning Department is to accompany the plans for operator review.~~ **N/A**
- h. Other Required Information:
 1. _____



CITY OF KIRKLAND SHORT PLAT OR PRELIMINARY SUBDIVISION APPLICATION

2. _____

3. _____

Public Notice

You are responsible for obtaining and erecting public notice sign(s) on the subject property. You will need to provide for and erect public notice sign(s) prior to the Planning Official determining that the application is complete. In order to ensure that the signs are installed in a timely manner, you should contact a Sign Company and arrange for the appropriate number of signs to be made. See attached instruction sheet about Public Notice Signs. Any delay in installing the board will result in procedural deficiencies and/or delays.

Please provide the name of the Sign Company that you have contacted to make the public notice signs: _____



CITY OF KIRKLAND SHORT PLAT OR PRELIMINARY SUBDIVISION APPLICATION

APPLICATION FORM: PRELIMINARY OR SHORT SUBDIVISION

PRIMARY CONTACT PERSON: _____ Daytime
 Applicant's name: _____ phone: _____
 Applicant's mailing address: _____
 Fax Number: _____ e-mail Address: _____

Note: If applicant is not property owner, he/she must be authorized as agent (see page 7).

SECONDARY CONTACT PERSON: _____ Daytime
 Property Owner's name: _____ phone: _____
 Owner's address: _____
 Fax Number: _____ e-mail Address: _____

AN ELECTRONIC COPY OF OR A WEB LINK TO THE STAFF REPORT, MEETING AGENDAS AND THE NOTICE OF FINAL DECISION WILL BE EMAILED TO THE APPLICANT AT THE ABOVE LISTED EMAIL ADDRESS. IF YOU PREFER TO RECEIVE A PAPER COPY, THEY ARE AVAILABLE UPON REQUEST. PLEASE INDICATE IF YOU WOULD ALSO LIKE A COPY OF THESE MATERIALS TO BE SENT TO THE PROPERTY OWNER'S EMAIL ADDRESS:

YES _____ NO _____

- (1) Property address (if vacant, indicate lot or tax number, access street and nearest intersection):

- (2) Tax parcel number: _____
- (3) The property is zoned: _____ and is presently used as: _____

- (4) Size of property _____
- (5) Number of lots proposed: _____
- (6) Proposed name of subdivision: _____
- (7) Intended use of the proposed subdivision: _____
- (8) If one large lot suitable for subdivision remains, explain reason: _____

- (9) Has the property been subdivided before? _____ If so, what is the Planning Department permit number? _____
- (10) Have you met with a planner prior to submitting your application? YES X NO _____
 Name of planner: Desiree Goble Date of pre-submittal meeting: 09.11.14
 Pre-submittal case #: PRE14-01611

YOUR APPLICATION WILL NOT BE COMPLETE UNTIL ALL DOCUMENTS LISTED ON THE APPLICATION CHECKLIST ARE SUBMITTED.

YOU MAY NOT BEGIN ANY ACTIVITY BASED ON THIS APPLICATION UNTIL A DECISION, INCLUDING THE RESOLUTION OF ANY APPEAL, HAS BEEN MADE. CONDITIONS OR RESTRICTIONS MAY BE PLACED ON YOUR REQUEST IF IT IS APPROVED. AFTER THE CITY HAS ACTED ON YOUR APPLICATION, YOU WILL RECEIVE FORMAL NOTICE OF THE OUTCOME. IF AN APPEAL IS FILED, YOU MAY NOT BEGIN ANY WORK UNTIL THE APPEAL IS SETTLED. YOU MAY ALSO NEED APPROVALS FROM OTHER CITY DEPARTMENTS. PLEASE CHECK THIS BEFORE BEGINNING ANY ACTIVITY. *If you suspect that your site contains a stream or wetland or is adjacent to a lake; you may need a permit from the state or federal government.*



CITY OF KIRKLAND

SHORT PLAT OR PRELIMINARY SUBDIVISION APPLICATION

STATEMENT OF OWNERSHIP/DESIGNATION OF AGENT

The undersigned property owners, under penalty of perjury, each state that we are all of the legal owners of the property described on the short plat map, and designate _____ to act as our agent with respect to this application.

AUTHORITY TO ENTER PROPERTY

I/we acknowledge that by signing this application I/we are authorizing employees or agents of the City of Kirkland to enter onto the property which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, for the sole purpose of making any inspection of the limited area of the property which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the applicant(s) further agrees that City employees or agents may enter the property during such other times and days as necessary for such inspection upon 24 hours notice to applicant(s), which notice will be deemed received when given either verbally or in writing.

HOLD HARMLESS AGREEMENT READ CAREFULLY BEFORE SIGNING

The undersigned in making this application certifies under penalty of perjury, the truth and/or accuracy of all statements, designs, plans and/or specifications submitted with said application and hereby agrees to defend, pay, and save harmless the City of Kirkland, its officers, employees, and agents from any and all claims, including costs, expenses and attorney's fees incurred in investigation and defense of said claims whether real or imaginary which may be hereafter made by any person including the undersigned, his successors, assigns, employees, and agents, and arising out of reliance by the City of Kirkland, its officers, employees and agents upon any maps, designs, drawings, plans or specifications, or any factual statements, including the reasonable inferences to be drawn therefrom contained in said application or submitted along with said application.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Applicant

Property Owner #1

Signature: _____

Signature: _____

Name: _____

Name: _____

Address: _____

Address: _____

e-mail address: _____

e-mail address: _____

Telephone: _____

Telephone: _____



CITY OF KIRKLAND

SHORT PLAT OR PRELIMINARY SUBDIVISION APPLICATION

Agent (Other than Applicant)

Property Owner #2

Signature: _____

Signature: _____

Name: _____

Name: _____

Address: _____

Address: _____

e-mail address: _____

e-mail address: _____

Telephone: _____

Telephone: _____

Estimated fee for submitting a 2 lot short application for PRE14-0161. Based on fees in effect on 09.09.14 actual fees are based on fees in effect at time of application submittal.

Pre Submittal Meeting	\$	-
Planning Official Decision	\$	-
Planning Director Decision	\$	-
All Process I Review Fees	\$	5,257.00
All Process IIA Review Fees	\$	-
All Process IIB Review Fees	\$	-
All Design Review Board Fees	\$	-
Hearing Examiner Review	\$	-
SEPA	\$	-
SEPA Transportation Review Fee	\$	-
Misc		
Appeals and Challenges	\$	-
Sidewalk Café Permits	\$	-
Street Vacation - Review Fee Only	\$	-
Concurrency	\$	-
Short Subdivision Recording Review	\$	-
Final Subdivision	\$	-
	Sub Total	\$ 5,257.00
	1.3% Technology Fee	\$ 68.34
Comp Plan Amendment	\$	-
TOTAL DUE	\$	5,325.34

Estimated fee for submitting a 2 lot short recording review application for PRE14-0161. Based on fees in effect on 09.09.14 actual fees are based on fees in effect at time of application submittal.

Pre Submittal Meeting	\$	-
Planning Official Decision	\$	-
Planning Director Decision	\$	-
All Process I Review Fees	\$	-
All Process IIA Review Fees	\$	-
All Process IIB Review Fees	\$	-
All Design Review Board Fees	\$	-
Hearing Examiner Review	\$	-
SEPA	\$	-
SEPA Transportation Review Fee	\$	-
Misc		
Appeals and Challenges	\$	-
Sidewalk Café Permits	\$	-
Street Vacation - Review Fee Only	\$	-
Concurrency	\$	-
Short Subdivision Recording Review	\$	980.00
Final Subdivision	\$	-
	Sub Total	\$ 980.00
	1.3% Technology Fee	\$ 12.74
Comp Plan Amendment	\$	-
TOTAL DUE	\$	992.74



TREE RETENTION PLAN– Subdivisions and Cottage Developments

Tree retention plan requirements for Short Plat, Subdivisions, cottages, carriage units, two/three-unit homes, and related demolition and land surface modification applications (See KZC 95.30(6)(a) Phased Review, for additional standards). **These requirements are located in Section 95.30 of the Kirkland Zoning Code (KZC) and are summarized below. Note that additional tree and vegetation requirements apply to properties located in the Holmes Point Overlay Zone ([KZC Chapter 70](#)).**

DEVELOPMENT ACTIVITY CHART

REQUIRED COMPONENTS
TREE INVENTORY AS DESCRIBED IN SECTION I. OF THE PERMIT SUBMITTAL CHECKLIST FOR:
<input type="checkbox"/> All significant trees on the subject property and on adjoining property with driplines extending over property line
SITE PLAN AS DESCRIBED IN SECTION II. OF THE PERMIT SUBMITTAL CHECKLIST TO INCLUDE:
<input type="checkbox"/> Surveyed tree locations
REQUIREMENTS IN SECTION III. OF THE PERMIT SUBMITTAL CHECKLIST SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL AND APPLY TO:
<input type="checkbox"/> All significant trees
TREE RETENTION STANDARDS
<input type="checkbox"/> Retain and protect trees with a high retention value to the maximum extent possible ⁽¹⁾
<input type="checkbox"/> Retain and protect trees with a moderate retention value if feasible
<input type="checkbox"/> Preservation and maintenance agreements pursuant to KZC 95.51 are required for all remaining trees on the subject property ⁽²⁾
TREE DENSITY
<input type="checkbox"/> Tree density requirements shall apply as required in KZC 95.33

- (1) To retain trees with a high retention value, the applicant shall pursue, where feasible, applicable variations in the development standards of this code as outlined in KZC [95.32](#).
- (2) Prior to short plat or subdivision recording.

Helpful definitions to complete the tree plans described below:

- Significant Tree:** A tree that is at least 6 inches in diameter at breast height (DBH) (The diameter or thickness of a tree trunk measured at 4.5 feet from the ground).
- Qualified Professional:** An individual with relevant education and training in arboriculture or urban forestry, having two or more of the following credentials: 1) International Society of Arboriculture (ISA) Certified Arborist; 2) Tree Risk Assessor Certification (TRACE) as established by the Pacific Northwest Chapter of ISA (or equivalent); 3) American Society of Consulting Arborists (ASCA) registered Consulting Arborist; 4) Society of American Foresters (SAF) Certified Forester for Forest Management Plans; and for tree retention associated with a development permit a minimum of three years' experience working directly with the protection of trees during construction and have experience with the likelihood of tree survival after construction. A qualified professional must also be able to prescribe appropriate measures for the preservation of trees during land development.
- Limits of Disturbance:** The boundary between the protected area around a tree and the allowable site disturbance as determined by a qualified professional measured in feet from the trunk.

PERMIT SUBMITTAL CHECKLIST

Permit Submittal Requirements for Short Plat, Subdivisions, cottages, carriage units, two/three-unit homes, and related Demolition and Land Surface Modification Permits ***When identified in the Development Activity Chart, the following information is required for all permits in order for the application to be deemed complete. Incomplete applications will not be accepted.***

I. **A tree inventory containing the following:**

- A numbering system of all existing significant trees on the subject property (with corresponding tags on trees); the inventory must also include significant trees on adjacent property with driplines extending over the subject property line;
- Limits of disturbance (LOD) of all existing significant trees (including approximate LOD of off-site trees with overhanging driplines);
- Size (DBH);
- Proposed tree status (trees to be removed or retained);
- Brief general health or condition rating of these trees (i.e.: poor, fair, good, excellent, etc.);
- Tree type or species.

II. **A site plan depicting the following:**

- Location of all proposed improvements, including building footprint, access, utilities, applicable setbacks, buffers, and required landscaped areas clearly identified. If a short plat or subdivision is being proposed and the location of all proposed improvements cannot be established, a phased tree retention plan review is required as described in subsection (6)(a) of this section;
- Accurate location of significant trees on the subject property (surveyed locations may be required). The site plan must also include the approximate trunk location and critical root zone of significant trees that are on adjacent property with driplines extending over the subject property line;
- Trees labeled corresponding to the tree inventory numbering system;
- Location of tree protection measures;
- Indicate limits of disturbance drawn to scale around all trees potentially impacted by site disturbances resulting from grading, demolition, or construction activities (including approximate LOD of off-site trees with overhanging driplines);
- Proposed tree status (trees to be removed or retained) noted by an 'X' or by ghosting out;
- Proposed locations of any supplemental trees and any required trees in order to meet tree density or minimum number of trees as outlined in KZC [95.33](#). Tree density calculations of retained trees compared to the minimum tree density for the site. The required minimum tree density is 30 tree credits per acre. Use the following formula to determine the required tree density: **(Lot size in square feet/43,560) X 30 = Required minimum tree density**

NOTE: Tree density calculations do not apply to public trees.

If the calculated tree density is below the minimum, indicate the type, size and location of the supplemental trees needed to meet the density requirement. Supplemental trees must be at least 6 feet tall if they are conifers or 2-inch caliper if they are deciduous or broad-leaf evergreens.

III. **An arborist report containing the following:**

- A complete description of each tree's health, condition, and viability;
- A description of the method(s) used to determine the limits of disturbance (i.e., critical root zone, root plate diameter, or a case-by-case basis description for individual trees);
- Any special instructions specifically outlining any work proposed within the limits of the disturbance protection area (i.e., hand-digging, tunneling, root pruning, any grade changes, clearing, monitoring, and aftercare);
- For trees not viable for retention, a description of the reason(s) for removal based on poor health, high risk of failure due to structure, defects, unavoidable isolation (windfirmness), or unsuitability of species, etc., and for which no reasonable alternative action is possible must be given (pruning, cabling, etc.);
- Describe the impact of necessary tree removal to the remaining trees, including those in a grove or on adjacent properties;
- For development applications, a discussion of timing and installation of tree protection measures that must include fencing and be in accordance with the tree protection standards as outlined in KZC [95.34](#); and
- The suggested location and species of supplemental trees to be used when required. The report shall include planting and maintenance specifications pursuant to KZC [95.50](#) and [95.51](#).

Note: This is an overview of tree requirements. For more details and information visit the Kirkland Zoning Code Chapter 95 online, at http://kirklandcode.ecitygov.net/CK_KZC_Search.html or contact the Planning Department at 425.587.3235.



City of Kirkland
Property Information Report

Date: September 4, 2014

Information Provided by King County Assessor's Office	
Parcel (PIN): 0925059107	
Lot Size(sq.ft.): 12632	
Year Built: 1952	
Present Use: 2	
Building Size(gross sq.ft.):	
Land value: \$203,000.00	
Improvement value: \$182,000.00	
Grid: E2	
Quarter Section-Section-Township-Range: NW-S9-T25-R5	

Information Provided by the City of Kirkland	
Site Address: 7808 123RD AVE NE	
Zoning: RSX 7.2, Low Density Residential	Neighborhood: South Rose Hill
Located Within Houghton Community Council Disapproval Jurisdiction: No	
Seattle City Light Easement: No	
Design District:	
Overlay:	
Sewer District - verify that you are a current customer of: City of Kirkland	
Water District - verify that you are a current customer of: City of Kirkland	

Wind Exposure: B

Information Provided by the City of Kirkland regarding MAPPED Environmental Areas	
Drainage Basin: Forbes Creek, Primary Basin	
Is this property within 125 feet of wetland shown on GIS? No	
Is this property within 100 feet of a stream shown on GIS? No	
Is this property within shoreline jurisdiction and within 250 feet of a wetland shown on GIS? No	
Shoreline Environment: NA	
Landslide: NA	
Seismic: No	
Floodplain: No	
Bald Eagle Protection Area: No	

Produced by the City of Kirkland. © 2013 City of Kirkland, all rights reserved. No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

The information above is from the City of Kirkland's geographic information system (GIS), which has been developed from a wide variety of sources including King County Department of Assessments property records. For the property described in this report, a site visit or more detailed technical review by city staff may reveal conditions not shown in the city GIS.

Strikeout below indicates regulations that don't apply to the proposed 2 lot short plat located at 7808 123rd Ave NE



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 ~ www.kirklandwa.gov

Single-Family & Accessory Structure Zoning Regulations in Low Density Zones

The following general information applies to **all residential properties in [low-density zones](#)** (as defined by Kirkland Zoning Code Section 5.10.490) located within Kirkland City Limits. It does not take in to consideration properties that contain any [critical areas](#) or site specific issues or situations. If you think your property contains a [stream, wetland](#) or [steep slope and/or seismic area](#) contact the Planning Department at 425.587.3225.

A review of a complete application will reveal exactly which regulations apply to your proposal. The following code provisions were applicable at the time that this handout was prepared. Codes can change over time. Please check with the Building and Public Works Departments for additional requirements. Below are a series of links that most often apply to the development of a detached dwelling unit (single-family home) in a low density zone. If after reviewing the materials in this handout, you have any questions about the impact of effect of a regulation on your property, please contact the Planning Department for assistance.

You are encouraged to contact the Planning Department to verify the zoning of your property. Setbacks are determined by how a property line is defined; please refer to [Property Line Definition](#) for further information.

Use Zone Chart for the property:

- ~~[RS - General Regulations / Use Zone Chart for RS - Detached Dwelling Unit](#)~~
- ~~[RSA - General Regulations / Use Zone Chart for RSA - Detached Dwelling Unit](#)~~
- ~~[RSX - General Regulations / Use Zone Chart for RSX - Detached Dwelling Unit](#)~~
- ~~[PLA 6C - General Regulations / Use Zone Chart for PLA6C - Detached Dwelling Unit](#)~~
- ~~[PLA 6E - General Regulations / Use Zone Chart for PLA6E - Detached Dwelling Unit](#)~~
- ~~[PLA 16 - General Regulations / Use Zone Chart for PLA16 - Detached Dwelling Unit](#)~~
- ~~[WD II - General Regulations / Use Zone Chart for WDII - Detached Dwelling Unit](#)~~

[Average Building Elevation Handout](#)

[Height regulations, exceptions \(Zoning Code Section 115.60\)](#)

[Floor area ratio \(FAR\) calculation for detached dwelling units in low density zones \(Zoning Code Section 115.42\)](#)

[Garage setback requirements for detached dwelling units in low density zones \(Zoning Code Section 115.43\)](#)

[Calculating lot coverage \(Zoning Code Section 115.90\)](#)

[Miscellaneous information on required yards \(Zoning Code Section 115.115\)](#)

[Fences \(Zoning Code Section 115.40\)](#)

[Accessory Dwelling Unit/Mother-in-Law Apartment \(Zoning Code Section 115.07\)](#)

[Tree Retention Information \(Zoning Code Section 95.30\)](#)

[Survey Policy](#)

~~[Holmes Point Overlay Zone \(Zoning Code Chapter 70\)](#)~~

~~[Shoreline Master Plan \(if your property is located within 200 feet of Lake Washington\) \(Zoning Code Chapter 83\)](#)~~

Here are some general links to the:

[Adopted and Pending Code Changes](#) being processed by the City of Kirkland Planning Department

[Kirkland Zoning Code, Comprehensive Plan and Municipal Code](#)

[Kirkland Permit On-Line Permit Tracking System](#)

[City of Kirkland Web Page](#)

CHAPTER 17 – SINGLE-FAMILY RESIDENTIAL X (RSX) ZONES

17.05 User Guide.

The charts in KZC [17.10](#) contain the basic zoning regulations that apply in each RSX 35, RSX 12.5, RSX 8.5, RSX 7.2 and RSX 5.0 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 17.08



Zone
RSX

Section 17.08 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC [115.136](#) establishes additional limitations on structure size.
- ~~3. A hazardous liquid pipeline is located near the RSX 35 zone in the Bridle Trails neighborhood along the eastern boundary of the City. Refer to Chapter [118](#) KZC for regulations pertaining to properties near hazardous liquid pipelines.~~

[link to Section 17.10 table](#)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 17.10	USE ↓ 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	Detached Dwelling Unit	None	As established on the Zoning Map. See Spec. Reg. 1.	20' See Spec. Regs. 3, 4 and 7.	5' each side. See Spec. Reg. 3.	10' See Spec. Reg. 4.	50%	30' above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RSX 35 zones, the minimum lot size is 35,000 square feet. In RSX 8.5 zones, the minimum lot size is 8,500 square feet. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. In RSX 5.0 zones, the minimum lot size is 5,000 square feet. In RSX 35, 8.5, 7.2 and 5.0 zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot. Floor Area Ratio (F.A.R.) allowed for the subject property is as follows: <ol style="list-style-type: none"> In RSX 35 zones, F.A.R. is 20 percent of lot size. In RSX 12.5 zones, F.A.R. is 35 percent of lot size. In RSX 8.5 zones, F.A.R. is 50 percent of lot size. In RSX 7.2 zones, F.A.R. is 50 percent of lot size. In RSX 5.0 zones, F.A.R. is 50 percent of lot size; provided, that F.A.R. may be increased up to 60 percent of lot size for the first 5,000 square feet of lot area if the following criteria are met: <ol style="list-style-type: none"> The primary roof form of all structures on the site is peaked, with a minimum pitch of four feet vertical; 12 feet horizontal; and A setback of at least 7.5 feet is provided along each side yard. See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement. On lots with two front yards that are essentially parallel to one another, only one front yard must be a minimum of 20 feet. The other will be regulated as a rear yard (minimum 10 feet). The front yard shall be the yard adjacent to the front facade of the dwelling unit. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Residential lots in RSX 35 zones within the Bridle Trails neighborhood north and northeast of Bridle Trails State Park must contain a minimum area of 10,000 permeable square feet, and shall comply with regulations for horses in KZC 115.20(5)(d). Garages shall comply with the requirements of KZC 115.43, including required front yard.