

Chapter 71 – GOAT HILL OVERLAY ZONE

71.05 Purpose

The purpose of the Goat Hill development standards is to allow residential development while providing environmental protection and ensuring safe access to and through the neighborhood. Goat Hill is both a landform and an informal subdistrict of the greater Finn Hill Neighborhood. It is a residential area characterized by steep slopes, narrow and windy roads, and limited vehicular access. The area also contains geologically hazardous areas, perennial and intermittent streams, wetlands, and a high groundwater table. The standards in this chapter limit the allowable amount of site disturbance, square footage and number of dwelling units on lots in the Goat Hill neighborhood to protect residents from hazards related to geology, limited access, and drainage.

71.15 Standards

Within the parcels shown on the Kirkland Zoning Map with a (GH) suffix, the maximum impervious surface standards and floor area ratio standards set forth in KZC Chapter 15, alternative housing types set forth in KZC Chapter 113, and Accessory Dwelling Unit standards set forth in KZC Chapter 115.07 and 115.08 are superseded by the following development standards. Any standards not addressed in this chapter are guided by other requirements of this code.

1. Lot Coverage – Total area of all structures and any other hardscape shall be limited within every building lot to 40% of the total lot size. Refer to KZC Chapter 115.90 for calculation of lot coverage.
2. Floor Area Ratio – Maximum permitted Floor Area Ratio (F.A.R.) on every building lot shall be limited to 40% of total lot size. Refer to KZC Chapter 115.42 for calculation of F.A.R. Properties subject to this chapter are not eligible for the design based F.A.R. bonus in 115.42.4.
3. Cottages, Carriage, and Two/Three Unit Homes – Development utilizing the provisions of Chapter 113 related to Cottages, Carriage and Two/Three Unit Homes is not permitted.
4. Accessory Dwelling Units – One attached accessory dwelling unit is permitted per single family residence. Detached accessory dwelling units pursuant to Chapter 115.07 are not permitted.
 - a. The accessory dwelling unit shall be included in the calculation of site wide gross floor area and lot coverage and shall not exceed 1,200 square feet of gross floor area. Gross floor area shall not include:
 - 1) Area with less than five (5) feet of ceiling height, as measured between the finished floor and the supporting members for the roof.

2) Covered exterior elements such as decks and porches; provided, the total size of all such covered exterior elements does not exceed 200 square feet. See KZC 115.08 for additional size and height limitations.

b. Parking – One off-street parking space is required for an attached ADU.

5. Conformance with this (GH) suffix condition shall not relieve an applicant from conforming to any other applicable provisions of the City's codes, including the Zoning Code, Subdivision Ordinance, and Shoreline Master Program.

71.25 Variations from Standards

For development activity occurring after February 6, 2024, upon written request from the applicant, the Planning and Building Director may allow up to a five (5) percent increase in lot coverage on individual lots over the limits set forth above, provided such increase is the minimum necessary to allow reasonable use of the property and meets all other applicable decision criteria for a variance as provided in Chapter 120 KZC, and one (1) or more of the following circumstances applies:

1. On-site flow control facilities are required by the Public Works Department;
2. The requested increase will allow placement of new development on the site in such a way as to allow preservation of one (1) or more additional significant trees, as defined in Chapter 95 KZC, that would otherwise be cleared; or
3. The requested increase is necessary to provide additional parking, access ramp or other facilities needed to make a dwelling accessible for a mobility-impaired resident.

Other Zoning Code Amendments:

15.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.
3. For properties within the Holmes Point (HP) Overlay Zone, see Chapter 70 KZC for additional regulations.
4. Review processes, density/dimensions and development standards for shoreline uses (RS, RSA, WD II, PLA 3C zones) can be found in Chapter 83 KZC, Shoreline Management.

5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with Attached Dwelling Units in PLA 3C and Detached Dwelling Unit uses.

6. A hazardous liquid pipeline is located near the RSX 35 zone in the Bridle Trails neighborhood along the eastern boundary of the City, and extends through or near the RSA 1, 4, 6 and 8 zones in the vicinity of 136th Avenue NE. Refer to Chapter 118 KZC for regulations pertaining to properties near hazardous liquid pipelines.

7. Garages shall comply with the requirements of KZC 115.43.

8. For properties within the Goat Hill (GH) Overlay Zone, see Chapter 71 KZC for additional regulations.

KZC 15.20 Permitted Uses:

Use		RS	RSX	RSA	WDII	PLA 3C	PLA 6E	PLA 16
15.20.060	Detached Dwelling Unit	None	None	None 8, 9, <u>21</u>	None 8, 11	None	None 8	None 7, 8

PU-21. For properties zoned RSA 4 within the Goat Hill (GH) Overlay Zone, only one dwelling unit is permitted on each lot except for one attached accessory dwelling unit. See Chapter 71, Goat Hill (GH) Overlay Zone, for additional regulations.

KZC 110.25.3 Required Public Improvements:

3. Required Paved Connection – In all cases except for alleys, if the access point for the subject site is not connected to an existing improved street by an improved hard surface 20 feet in width, the applicant shall provide a hard surface improvement, of at least 20 feet in width from the nearest collector or arterial, to the existing improved street. ~~Pervious pavement can be permitted as the hard surface.~~ The applicant may request a modification, deferment or waiver of this requirement through KZC 110.70.

113.20 Applicable Use Zones

The housing types described in this chapter are allowed in single-family zones as defined in KZC 5.10.490, Low Density Zones except the parcels shown on the Kirkland Zoning Map with a (GH) suffix. See KZC 113.25 for further standards regarding location of these housing types.