

ORDINANCE NO. 2577

AN ORDINANCE relating to land use control; providing for potential zones and for reclassifying potentially zoned lands to actual zones and amending Resolution 25789, Section 2305 and K.C.C. 21.46.060 and Section 2306 and K.C.C. 21.46.070 and Section 2700, K.C.C. 21.56.010.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 2305 and K.C. 21.46.060 are hereby amended as follows:

POTENTIAL ZONES. Areas shown upon the zoning map enclosed within a heavy dashed line indicate approximate locations considered to be potentially suitable for uses permitted in the classification indicated by the symbol enclosed within a circle therein and provided such areas are initially designed or redesigned for such uses. The unencircled symbols shown within such areas on the zoning map represent the classification of such properties until they are processed as set forth herein.

The designation of a potential zone is based upon a recognition of ~~((the suitability of the location for the type of use indicated by the circumscribed symbol and))~~ the impracticability of precisely zoning such property for the indicated future types of use until such lands are designed and planned for such use in detail so as to establish location and dimensions of any parking areas, building sites and similar features pertinent to zoning and possible location, dimensions and alignment of streets, alleys and other public facilities.

Such potential zones shall be shown on and be a part of the zoning map and may be adopted or amended in the manner prescribed for amendments.

1 SECTION 2. Resolution 25789, Section 2306 and K.C.C.
2 21.46.070 are hereby amended as follows:

3 RECLASSIFICATION OF POTENTIALLY ZONED AREAS. The owner of
4 an area defined on the zoning map as potentially zoned may initi-
5 ate a change to the classification indicated by filing an
6 application for an amendment (~~((together-with-an-application-for~~
7 ~~approval-of-a-planned-unit-development))~~) in the manner prescribed
8 in Chapter 21.56.

9 Hearings for the reclassification and planned unit develop-
10 ment of the property shall be separately noted in the public
11 notice, but may be held concurrently, and action on each shall be
12 taken separately.

13 SECTION 3. Resolution No. 25789, Section 2700, and K.C.C.
14 21.56.010 are hereby amended as follows:

15 PURPOSE OF PLANNED UNIT DEVELOPMENT. Wherein the zoning map
16 establishes only zone boundaries and the text of this title
17 established the permitted use of land in the various zones and
18 the conditions applicable to such use, and wherein all of the
19 provisions, conditions and requirements set forth in this title
20 are in general, designed to apply to individual lots and minimum
21 area parcels, a planned unit development, as the term is employed
22 in this title has the following purposes:

23 (1) To produce a development which would be as good or
24 better than that resulting from the traditional lot by lot devel-
25 opment, by applying to large areas, whether consisting of consoli-
26 dated lots or unsubdivided property, the same principles and
27 purposes inherent in the required provisions applying to individual
28 lots or minimum area parcels;

29 (2) To correlate comprehensively the provisions of this
30 title and other resolutions and codes of the county, to permit
31 development which will provide a desirable and stable environment
32 in harmony with that of the surrounding area;

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(3) To permit flexibility that will encourage a more creative approach in the development of land, and will result in a more efficient, aesthetic and desirable use of open area, while at the same time, maintaining substantially the same population density and area coverage permitted in the zone in which the project is located;

(4) To permit flexibility in design, placement of buildings, use of open spaces, circulation facilities, off-street parking areas, and to best utilize the potentials of sites characterized by special features of geography, topography, size or shape;

(5) ~~((To change areas--indicated on the zoning map as potentially classified into actual classifications as set forth in Chapter 21-46.))~~

INTRODUCED AND READ for the first time this 6th day of October, 1975.

PASSED this 22nd day of December, 1975.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bill Keams

Chairman

ATTEST:

Dorothy M. Quinn
Clerk of the Council

APPROVED this 5th day of January, 1976.

John J. Felman
King County Executive