

ORDINANCE NO. 2735

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AN ORDINANCE relating to substandard lots; defining substandard lots and providing for use of substandard lots; amending Resolution 25789, Article 2 and KCC 21.04 adding a new section; and amending Resolution 25789, Section 2422 and KCC 21.48.240 repealing existing language and substituting new language therefor; and amending Resolution 25789, Section 2423 and KCC 21.48.250, repealing existing language and substituting new language therefor.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. Resolution 25789, Article 2, and KCC 21.04 are amended to add a new section; Substandard Lot - means a lot or parcel of land which has less than the required minimum area or width as established by the zone in which it is located and provided that such lot or parcel was of record as a legally created lot on the effective date of this ordinance.

NEW SECTION. SECTION 2. Resolution 25789, Section 2422 and KCC 21.48.240 are each hereby repealed, and the following is substituted: Substandard Lot - Single. An owner of a single substandard lot who does not own adjacent vacant property may use such lot as follows:

- 1. A single family residence may be erected on a single substandard lot provided such use is permitted in the zone.
- 2. In two-family and multiple family zones there may be one dwelling unit located on a single substandard lot for each unit of required minimum lot area per dwelling unit contained therein.

In every case all other requirements of the zone shall be met except that where a lot became substandard by a change from one residential classification to another, the yard requirements of the "RS" classification shall apply.

NEW SECTION. SECTION 3. Resolution 25789, Section 2423 and KCC 21.48.250 are each hereby repealed and the following is substituted: Substandard Lot - Two or more. Two or more substandard lots or fractions of lots under the same ownership as of the effective date of this ordinance, which have common side lot lines and cannot individually satisfy the lot area and width requirements of the zone shall only be used, divided, transferred, sold or ownership changed in combinations which produce building sites that satisfy the requirements of the zone in which they are located, with the following exceptions;

1 1. One single family dwelling may be erected on any combination of
2 substandard lots and fractions thereof which in total contain less than the
3 lot area requirement for the zone, provided the owner of such lots does not
4 own adjoining vacant property;

5 2. Two single family dwellings may be erected on any combination of
6 substandard lots or fractions thereof which in total contain at least one and
7 one-half, but less than twice the lot area requirement, provided that two
8 building sites of approximately equal size result with a minimum lot width
9 of forty feet and the owner of such lots does not own adjoining vacant
10 property;

11 3. On substandard lots in two-family and multifamily zones one dwelling
12 unit may be erected for each unit of required minimum lot area per dwelling
13 unit contained therein.

14 In each of the above situations all other requirements of the zone shall
15 be met.

16 4. A legally created lot in a G, S or A zone, which contains at least
17 7200 square feet and is at least sixty feet in width, may be used for a single
18 family dwelling regardless of the location and number of other lots under
19 the same ownership.

20 INTRODUCED AND READ for the first time this 3rd day of

21 May, 1976.

22 PASSED this 1st day of June, 1976.

23
24 KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

25
26 David Mooney
Chairman

27 ATTEST:

28
29 Dorothy M. Owens
30 Clerk of the Council

31 APPROVED this 3rd day of June, 1976.

32
33 [Signature]
King County Executive