

ORDINANCE NO. 2820

AN ORDINANCE relating to the requirements for walkways and sidewalks in subdivisions and amending Ordinance No. 380, Section 1 and 2, and KCC 19.12.030 and 19.08.140 and adding new sections to Ordinance 380 and KCC 19.12.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 380, Section 1 and K.C.C. 19.08.140 are hereby amended to read as follows:

SECTION II - SUBDIVISION REQUIREMENTS

The subdivision shall conform to the following requirements

A. PRINCIPLES OF ACCEPTABILITY

1. GENERAL

- a. Streets shall conform in effect to the Master Plan as adopted and/or to the general pattern of the highway system of King County.
- b. If a preliminary or suggested plan or plat for the area has been made by the Planning Commission the street layout shall be in general conformance thereto.
- c. The proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the neighborhood development of the area and the subdivider shall present evidence to this effect when requested by the Planning Commission.
- d. The tract to be subdivided should not be a part of or encroach upon an area or areas designated in the Master Plan for future public facilities.
- e. Frontage on high volume traffic ways shall be provided with parallel service streets or such other medium of access as may be appropriate to the conditions.
- f. Where railroads are involved, provision of grade separations, buffer strips and other protective treatment shall be required to the extent and type as may be practicable.
- g. Where residential subdivisions are to be developed adjacent to the business, commercial or industrial land use districts, buffer strips or other protective treatment should be provided to the extent and type as may be practicable.
- h. Subdivisions adjacent to municipalities shall be considered with respect to the special subdivision standards of the municipality as well as the requirements of the County Planning Commission.
- i. Where a tract is subdivided into lots of an acre or more, the Commission may require an arrangement of lots and streets such as to permit a later re-subdivision in conformity with the street and lot requirements specified in these regulations.
- j. No plan for the replatting, subdivision or dedication of any area shall be approved by the Planning Commission unless the streets shown therein are connected by surfaced road or street (according to County specifications) to an existing dedicated highway of the County.

1 k. Proper facilities, as required by the County Engineer, shall be
2 provided for the drainage of road ditches on steep grades in
order to minimize the damage of erosion.

3 l. If street trees are to be used, it is preferred to have them
4 planted outside the right-of-way.

5 m. Sidewalks or walkways shall be required for (~~plots located within~~
6 ~~business and residential zones including multi-family, which has~~
7 ~~a zone density greater than one (1) dwelling unit per ninety-six~~
8 ~~hundred (9600) square feet of lot area~~) all existing and pro-
9 posed streets including perimeter streets in business and
10 residential subdivisions as specified in K.C.C. 19.12.

11 SECTION 2. Ordinance No. 380, Section 2 and K.C.C. 19.12.030 are hereby
12 amended to read as follows:

13 SIDEWALK(S) REQUIREMENTS

14 ~~The minimum width of sidewalks in residential areas, where required shall~~
15 ~~be five feet. The minimum width for sidewalks in business districts shall be~~
16 ~~ten feet.~~

17 ~~(b) Unless modified under (d) below, sidewalks shall be provided on:~~

18 ~~(1) Both sides of new streets lying entirely within a plat;~~

19 ~~(2) One side, adjacent to the plat, on new half and full width streets~~
20 ~~bordering a plat;~~

21 ~~(3) Existing streets with thickened edge or curb and gutter section adjacent~~
22 ~~to or within a plat;~~

23 ~~(4) Existing streets which are required to be improved to King County~~
24 ~~standards adjacent to or within a plat.~~

25 ~~(c) Sidewalk requirements may be waived on permanent cul-de-sac.~~

26 ~~(d) Sidewalk requirement may be modified in a planned unit development or~~
27 ~~plat where an internal system of sidewalks is used, provided that:~~

28 ~~(1) The basic design is compatible to an internal sidewalk;~~

29 ~~(2) A means to maintain the sidewalk is provided.~~

30 (1) Sidewalks shall be required in all business subdivisions and
31 residential subdivisions with a density of three (3) dwelling units per gross
32 acre or greater which are served by sanitary sewers and shall be provided on:

33 (a) Both sides of all through streets within the subdivision;

(b) one side of all permanent cul-de-sacs which have a length greater
than two hundred fifty (250) feet but less than six hundred (600) feet and
which serve more than ten (10) dwellings;

1 (d) both sides of all permanent cul-de-sacs greater than six hundred
 2 (600) feet in length.

3 (e) one side of all permanent cul-de-sacs which have walkways from their
 4 termini to other streets, parks, school, or other pedestrian traffic generator.

5 (f) one side of all perimeter roads.

6 (2) Sidewalks shall be required in all residential subdivisions with a
 7 density of less than three (3) dwelling units per gross acre but greater than
 8 two (2) dwelling units per gross acre which are served by sanitary sewers and
 9 shall be provided on:

10 (a) both sides of all major, secondary, and collector arterials within
 11 the subdivision;

12 (b) one side of all neighborhood collector roads within the subdivision ;

13 (c) one side of all residential access streets serving more than twenty-
 14 five (25) dwelling units, or with a future development potential of twenty-five
 15 (25) dwelling units or more;

16 (d) one side of all perimeter roads.

17 (3) Sidewalk requirements may be waived or modified in the following
 18 cases:

19 (a) in subdivisions where the basic design allows for an internal
 20 walkway system, provided that said walkway is a surface and maintenance of the
 21 walkway provided;

22 (b) on existing roadways for which it would be unduly difficult or
 23 impractical to construct a sidewalk, in which case a walkway, as specified in
 24 K.C.C. 19.12, shall be provided.

25 SIDEWALK STANDARDS

26 (1) The minimum width of sidewalks in residential areas, where required,
 27 shall be five (5) feet;

28 (2) The minimum width of sidewalks in business districts shall be
 29 eight (8) feet.

30 NEW SECTION. SECTION 3.

31 WALKWAY REQUIREMENT

32 (1) Asphalt walkways shall be required in all business subdivisions and
 33 residential subdivisions with a density of three (3) dwelling units per gross

1 acre or greater which do not have sanitary sewers and shall be provided on:

2 (a) Both sides of all major, secondary, collector arterials and
3 neighborhood collector streets within the subdivision.

4 (b) One side of all residential access streets serving twenty-five
5 (25) dwelling units or more, or with a future development potential of twenty-
6 five (25) dwelling units or more.

7 (c) One side of all perimeter streets, except when this is a residential
8 access street serving less than twenty-five (25) dwelling units.

9 (2) Asphalt walkways shall be required in all residential subdivisions
10 with a density of less than three (3) dwelling units per gross acre but greater
11 than two (2) dwelling units per gross acre which do not have sanitary sewers and
12 shall be provided on:

13 (a) Both sides of all major, secondary, and collector arterials within
14 the subdivision.

15 (b) One side of neighborhood collector streets within the subdivision.

16 (c) One side of all perimeter streets, except when this is a residential
17 access street.

18 (3) Asphalt walkways shall be required in all residential subdivisions
19 with a density of two (2) or less dwelling units per gross acre but more
20 than one half ($\frac{1}{2}$) dwelling units per gross acre and shall be provided on:

21 (a) Both sides of all major, secondary, and collector arterials within
22 the subdivision.

23 (b) One side of neighborhood collector streets within the subdivision.

24 (c) One side of all perimeter streets, except when this is a residential
25 access street.

100012

1 NEW SECTION. SECTION 4.

2 RELATING TO COUNTY DESIGN STANDARDS AND SPECIFICATIONS

3 The provisions of this chapter shall apply to all sidewalk and walkways
4 construction except where the King County Design Standards and Specifications
5 enumerated in Resolution No. 33864 or as amended are more stringent.

6 INTRODUCED AND READ for the first time this 7th day of
7 June, 1976.

8 PASSED this 2nd day of August, 1976.

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

11 [Signature]
12 Chairman

13 ATTEST:

14
15 [Signature]
16 Clerk of the Council

17 APPROVED this 9th day of August, 1976.

18 [Signature]
19 King County Executive

760032