

9/27/77

ORDINANCE NO. 3459

AN ORDINANCE relating to the zoning code, changing the sub-standard lot consolidation requirement; specifying that other regulations can result in a greater lot area requirement; amending Ordinance No. 2735, Section 3, and KCC 21.48.250.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 2735, Section 3, and KCC 21.48.250 are each amended to read as follows:

Two or more substandard lots or fractions or lots under the same ownership as of (~~the effective date of the ordinance codified in this title~~) June 13, 1976, 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~~) each have an area of seventy-two hundred square feet, with the following exceptions:

(1) One single-family dwelling may be erected on any combination of substandard lots and fractions thereof which in total contain less than (~~the lot area requirement for the zone~~) seventy-two hundred square feet; provided, the owner of such lots does not own adjoining vacant property.

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

(2) In an RS-7200 zone, one single family dwelling may be erected on any combination of substandard lots or fractions there-

1 of which in total contains at least five thousand square feet;
2 provided that each building site shall have a minimum width of
3 forty feet;

4 (3) On substandard lots in two-family and multi-family zones
5 one dwelling unit may be erected for each unit of required
6 minimum lot area per dwelling unit contained therein.

7 (4) In each of the above situations all other requirements of
8 the zone shall be met. In addition, if such substandard lots are
9 to be developed with on-site sewage disposal systems or in a
10 Shoreline Management Area or other special area as defined by
11 law, other regulations may require a greater lot area than
12 required by this section or by the zone classification in which
13 the lots are located.

14 ((4)) (5) A legally created lot in a G. S or A zone,
15 which contains at least seven thousand two hundred square feet
16 and is at least sixty feet in width, may be used for a single-
17 family dwelling regardless of the location and number of other
18 lots under the same ownership ((7)); provided if such substandard
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

1 lots are to be developed with on-site sewage disposal systems,
2 or in a Shoreline Management Area or other special area as
3 defined by law, other regulations may require a greater lot area
4 than required by this section or by the zone classification in
5 which the lots are located.

8 INTRODUCED AND READ for the first time this 20th day of
9 June, 1977.

11 PASSED this 17th day of October, 1977.

13 KING COUNTY COUNCIL
14 KING COUNTY, WASHINGTON

15 Mike Lowry
16 Chairman

17 ATTEST:

18
19 Donna M. Owens
20 Deputy Clerk of the Council

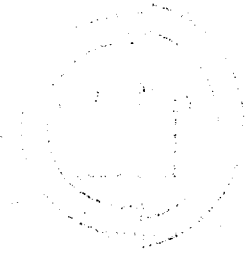
21 APPROVED this 27th day of October, 1977.

22
23 [Signature]
24 King County Executive

Chairman of Council

John D. Spellman
County Executive

King County Courthouse
Seattle, Washington 98104
(206) 344-4040



October 27, 1977

77 OCT 27 PM 2:14

RECEIVED

CLERK
KING COUNTY COUNCIL

Honorable Mike Lowry
Chairman, King County Council
B U I L D I N G

Dear Councilman Lowry:

Attached is Ordinance #3459 which I have vetoed.

This action is taken with some reluctance since I know the Council attempted to make the best of a difficult situation that has existed for several decades. Nevertheless, I find it impossible to justify subsection (2) which would allow 5,000 square foot lots in 7200 zones, even if there were the ability to combine lots to 7200 square feet.

For this reason I am returning the ordinance to the Council for its further consideration.

Sincerely,

John D. Spellman
County Executive

JDS:b

cc: Council Members