

6/1/79

Introduced by: Gary Grant

78-463

ORDINANCE NO. 4303

AN ORDINANCE relating to zoning; creating a new zone classification known as G-5 (General; five acres) requiring a minimum lot area of five acres; and adding a definition to the zoning code.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Classification created. There is hereby created the G-5 (General; five acres) zone classification.

SECTION 2. Purpose of classification. The purposes of this classification are: to provide a tool for implementing comprehensive and community plans which call for an area-wide rural character and a low residential density to prevent premature urban development in areas without adequate roads, schools, utilities, and other public facilities and services, while allowing reasonable uses of property such as small farms and compatible residential agricultural activities; and to preserve environmentally sensitive areas.

SECTION 3. Permitted Uses. In a G-5 zone, the following uses only are permitted, subject to the off-street parking requirements and other general provisions and exceptions set forth in this title beginning with Chapter 21.46.

(1) A one-family dwelling and accessory buildings and uses; provided that if the dwelling is a factory built unit or a mobile home, it must be certified by the State of Washington, and if the dwelling is a mobile home, it must also meet on-site permit requirements contained in Section 18.04.050 as now or hereafter amended;

(2) Housing facilities to accommodate agricultural employees and their families employed by the owner of the premises; provided such facilities are permitted only on holdings containing ten acres or more; provided further that such housing facilities are accessory to the main dwelling and shall conform to the provisions of Chapter 21.22 pertaining to required yards, open spaces and placement of buildings;

(3) Marketing of agricultural and dairy products raised on the premises; provided only one stand shall be permitted on the premises, shall not be located on a lot containing less than thirty-five thousand square feet, such

1 stand shall not contain more than three-hundred square feet of floor area,
2 and shall not be located in any required yard or open space on the premises;

3 (4) Public utility facilities such as telephone exchanges, water
4 pumping stations, electrical distribution substations, water storage reservoirs
5 or tanks necessary for the distribution and transmission of services for the
6 area including accessory microwave transmission facilities and towers;

7 (5) Schools and churches;

8 (6) Horticulture and the agricultural uses enumerated in Section
9 21.22.020 as now or hereafter amended;

10 (7) Unclassified uses as provided in Chapter 21.44, only when not
11 inconsistent with the purposes of this chapter.

12 SECTION 4. Lot area and lot area per dwelling unit. The minimum lot
13 area and lot area per dwelling unit shall be five acres, except that:

14 (1) on sites containing ten acres or more, accessory housing facilities
15 to accommodate agricultural employees are permitted, as provided in Section 3
16 of this Ordinance, and

17 (2) In a G-5 zone, parcels containing two acres or more but less than
18 ten acres on or before the effective date of this Ordinance may be short
19 subdivided to create one additional lot, provided that both resulting lots
20 are of sufficient area to meet on-site sewage disposal requirements,
21 and provided further that neither lot shall be further subdivided while
22 retaining the G-5 classification;

23 SECTION 5. Lot dimensions. In a G-5 zone, no 5-acre building lot shall
24 be created which has a depth-to-width ratio greater than 4-to-1.

25 SECTION 6. Additional subdivision requirements. In order to carry out
26 the purposes of this chapter, the following additional requirements shall
27 be observed in all subdivisions and short subdivisions located in a G-5 zone:

28 (1) In any G-5 zone, all coal mine hazard areas, Class III landslide
29 hazard areas, and wetlands, shall be dedicated or reserved to King County or
30 another appropriate community or public body as permanent open space, and
31 shall not be included within any building lot within a multiple lot
32 subdivision or short subdivision, except to the extent that development is
33 approved on such sensitive areas pursuant to Proposed Ordinance No. 79-560.

1 (2) In order to allow efficient later resubdivision and development at
2 urban or suburban densities if called for by the comprehensive or community
3 plan, King County may require an arrangement of lots and streets to
4 facilitate future resubdivision, a plat restriction which specifies building
5 locations or imposes additional setbacks to guarantee that future street
6 right-of-way expansion can be accomplished without infringing on the yard
7 requirement of the zone, and may require the setting aside of future rights-
8 of-way, using the "Tract X" form set forth in Appendix D, codified in
9 Section 19.26.490.

10 (3) In a G-5 zone, no five acre lot shall be further subdivided while
11 containing the G-5 classification. Such five acre lots may be proposed for
12 resubdivision only after they are reclassified in an area zoning process
13 as defined in Section 20.08.030. Every property zoned G-5 shall be eligible
14 for review and consideration for urban or suburban uses when a new or revised
15 community plan for the area in which the property is situated is being
16 proposed, or every ten years from the date the property is classified G-5,
17 whichever comes first.

18 SECTION 7. Front yard. In a G-5 zone, every lot shall have a front
19 yard of not less than thirty feet.

20 SECTION 8. Side yards. In a G-5 zone, every lot shall have a side
21 yard on each side of the lot with a width of not less than ten feet.

22 SECTION 9. Height. In a G-5 zone, no building or structure shall
23 exceed a height of thirty-five feet, except for agricultural buildings as
24 set forth in the general provisions.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

SECTION 10. Definition of five acres. There is hereby added to KCC 21.04 a definition to read as follows:

"Five acres" means five acres or one one-hundred-twenty-eighth of the section in which the property is located. Up to thirty feet, but no more than one half, of the right-of-way of any perimeter public street may be included when computing the area of a site for purposes of conformance to this title.

INTRODUCED AND READ for the first time this 22nd day of May, 1978.

PASSED this 4th day of June, 1979.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Ruby Chow
Chairman

ATTEST:

Dorothy M. Quinn DEPUTY
Clerk of the Council

APPROVED this 13th day of June, 1979.

[Signature]
King County Executive