

ORDINANCE NO. 4666

AN ORDINANCE relating to zoning; modifying permitted uses and lot averaging provisions in the S-R (Suburban-Residential) classification; amending Ordinance 3677, Section 2 and Ordinance 3788, Section 1, and Resolution 25789, Section 1002, and KCC 21.20.020 and 21.20.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3677, Section 2, and KCC 21.20.020 are each amended to read as follows:

Permitted Uses - Suburban Residential. In an S-R zone the following residential uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the off-street parking requirements and the general provisions and exceptions set forth in this title beginning with Chapter 21.46, and the provisions of the King County Shoreline Management Master Program where applicable:

(1) Any use permitted in the RS and SE classifications, provided, however, that on lots having an area of less than thirty-five thousand square feet, only those uses permitted in the RS classification are allowed, and on those lots having more than thirty-five thousand square feet but less than five acres, only those uses permitted in the SE classification are allowed; provided further, that townhouses are permitted only within a planned unit development. One-family dwellings shall be subject to the limitations of use section of the RS classification.

(2) Signs, as follows:

(a) One unlighted identification sign not exceeding two square feet in area containing the name of the occupant of the premises;

(b) One sign not exceeding twelve square feet in area for identification of premises (excluding home occupations); or advertising produce sold upon the premises, provided such sign shall not be located in any required yard or open space on the premises;

(c) One unlighted double-faced sign not exceeding six square feet in area per face, pertaining only to the sale, lease or hire of only the

1 (3) Swimming, tennis, yacht and country clubs and recreational  
2 fields (non-commercial) but not including amusement devices for hire,  
3 subject to a conditional use permit, provided:

4 (a) Any building or structure on the premises shall maintain a  
5 distance of not less than thirty-five feet from any exterior boundary line  
6 which is a common property line with R or S classified property and from  
7 any street boundary lines,

8 (b) Any service area, any side of which constitutes a common  
9 property line with R or S classified property shall be screened from such  
10 property by the erection and maintenance on such common property line of  
11 a wall or view-obscuring fence or hedge not less than five feet nor more  
12 than six feet in height,

13 (c) No required yard or open space on the premises may be  
14 used to provide parking space for cars or vehicles,

15 (d) Where property devoted to these purposes is bounded by a  
16 street, then on any street property line no entrance-exit facilities for  
17 automobiles shall be located closer than one hundred feet to a street inter-  
18 section;

19 (4) Planned unit developments as provided in Chapter 21.56;

20 (5) Unclassified uses as provided in Chapter 21.44.

21 SECTION 2. Ordinance 3788, Section 1, and Resolution 25789,  
22 Section 1002, and KCC 21.20.030 are each hereby amended to read as  
23 follows:

24 Lot Area. The minimum required area of a lot in an S-R zone shall  
25 be five acres, provided in multiple lot subdivisions approved subsequent to  
26 the effective date of this title:

27 (1) The minimum required area may be reduced to seven thousand  
28 two hundred square feet or nine thousand six hundred square feet when:

29 (a) All lots are served by public sewers;

30 (b) All lots are served by public water;

(c) All lots are served by paved streets and curbs, sidewalks,

1 (2) The minimum required lot area may be reduced to fifteen thou-  
2 sand square feet when:

- 3 (a) All lots are served by public or private water;  
4 (b) All lots are served by an approved sewage disposal system;  
5 (c) All lots are served by paved streets and walkways consis-  
6 tent with KCC Title 19;

7 (3) The minimum required lot area may be reduced to thirty-five  
8 thousand square feet when:

- 9 (a) All lots are served by public or private water;  
10 (b) All lots are served by an approved sewage disposal system;

11 (4) (~~The provisions, methods and standards contained in the RS~~  
12 ~~classification under Chapter 21.08 of this title pertaining to meeting min~~  
13 ~~imum lot area requirements by using the average lot size of the subdivision~~  
14 ~~shall also apply to comparable subdivisions permitted under this section.))~~

15 In multiple-lot subdivisions and short subdivisions, the minimum lot area  
16 shall be deemed to have been met if, either; (a) the average lot area,  
17 or (b) the area in lots plus the area designated for permanent open  
18 space or recreational uses divided by the total number of lots is not  
19 less than the minimum lot area required by this Section. Said open space  
20 or recreation area may be accepted for dedication to King County at the  
21 County's option and only if the property's size and features meet adopted  
22 King County open space and park acquisition standards, or may be owned  
23 in undivided interest by the residents of the subdivision, who shall be  
24 responsible for any required maintenance. In either case, the  
25 subdivider shall remove or eliminate all hazardous conditions such  
26 as construction debris, dead trees or abandoned mine workings within  
27 the designated area prior to final plat approval. In computing the  
28 average lot area under (a), not more than twenty-five percent of the lots  
29 may contain an area less than the minimum prescribed in Subsections (1)  
30 through (3) of this Section. In no case under (a) or (b) shall a lot

1 to calculate average lot size under (a) and (b), the area of such lots in  
2 excess of one-hundred and twenty percent of the minimum required under  
3 Subsections (1) through (3) of this section shall not be included. In S-R  
4 zoned areas without public sewers, all lots of less than prescribed mini-  
5 mum area proposed to be created pursuant to this Subsection must be  
6 demonstrated to be capable of supporting an approved on-site sewage  
7 disposal system prior to final plat or short plat approval.

8 (5) In S-R zoned areas for which there is an adopted community  
9 plan, the minimum required lot area per dwelling unit for multiple-lot  
10 subdivisions, short subdivisions, or planned unit developments may be  
11 reduced from five acres when consistent with a community plan density  
12 policy, as defined herein, and with the standards in Subsections (1)  
13 through (4) of this section, whichever requires the larger lot size. For  
14 purposes of this section, "community plan density policy" means a density  
15 depicted on a community plan land use map or in a community plan text.

16 (6) In S-R zoned areas for which there is a community plan, pro-  
17 perties may have a density suffix, indicating which lot sizes are consistent  
18 with applicable density policies, imposed on them through the area zoning  
19 process to govern the zoning and subdivision examiner and Building and  
20 Land Development Division in applying community plan density policies.

21 INTRODUCED AND READ for the first time this 24th day of

22 Sept., 1979.

23 PASSED this 31st day of Dec., 1979.

24 KING COUNTY COUNCIL  
25 KING COUNTY, WASHINGTON

26 Ruby Chow  
27 Chairman

28 ATTEST:

29 Dorothy M. Owens DEPUTY  
30 Clerk of the Council

31 APPROVED THIS 11th day of January, 1980.

[Signature]