

791231-16

ORDINANCE NO. 4667

AN ORDINANCE relating to zoning; permitting 5,000 square foot lots in the RS zone; modifying lot averaging provisions; and amending Resolution 25789, Sections 402, 403, 404, and 408, and Ordinance 3144, Section 8, and KCC 21.08.050, .055, .060, and .080.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 402, and KCC 21.08.050 are each hereby amended to read as follows:

Lot Area. (1) In recognition of the variations in topographical conformation and geographical relationships of portions of King County and the advantages that can attach to living conditions, including considerations of health, safety and general welfare and the amenities of living which naturally relate to the areas devoted to residential and related purposes, there are established in the RS classification ~~((three))~~ four minimum required lot areas ~~((standards with respect to each of which different related yards and open space are))~~ required as set forth herein and, as to location, are identified on the zoning map by designations RS-15,000, RS-9600, ~~((and))~~ RS-7200 and RS-5,000:

~~((1))~~ (a) The minimum required area of a lot in an area designated as RS-15,000 shall be fifteen thousand square feet.

~~((2))~~ (b) The minimum required area of a lot in an area designated as RS-9600 shall be nine thousand six hundred square feet.

~~((3))~~ (c) The minimum required area of a lot in an area designated as RS-7200 shall be seven thousand two hundred square feet.

(d) The minimum required area of a lot in an area designated as RS-5000 shall be five thousand square feet.

(2) In multiple-lot subdivisions and short subdivisions approved subsequent to the effective date of this title, the minimum lot area shall be deemed to have been met if, either: (A) the average lot area, or (B) the area in lots plus the area ~~((dedicated for use))~~ designated for permanent open space or recreational uses divided by the total number of lots is not less than the minimum lot area requirement of the ~~((area-district))~~ zone in which the property is located as identified on the zoning map.

1 Said open space or recreation area may be accepted for dedication to King  
2 County at the County's option and only if the property's size and features  
3 meet adopted King County open space and park acquisition standards, or  
4 may be owned in undivided interest by the residents of the subdivision,  
5 who shall be responsible for any required maintenance. In either case,  
6 the subdivider shall remove or eliminate all hazardous conditions such as  
7 construction debris, dead trees or abandoned mine workings within the  
8 designated area prior to final plat approval. If the property is being  
9 dedicated, the Parks Division may require additional improvements.

10 ~~((provided, that at least seventy-five percent of the reduction in lot area~~  
11 ~~shall be dedicated open space. In computing the average lot area under~~  
12 ~~(A), not more than twenty-five percent of the number of lots may contain~~  
13 ~~an area less than the prescribed minimum for the area district. In no case~~  
14 ~~under (A) or (B) shall a lot contain less area than as set forth in the~~  
15 ~~following:--~~

- 16 ~~(i) in RS-15,000.....12,000 square feet of lot area~~
- 17 ~~(ii) in RS-9600.....7,200 square feet of lot area~~
- 18 ~~(iii) in RS-7200.....6,400 square feet of lot area~~

19 ~~and provided further than in calculating averages above for lots containing~~  
20 ~~more than the minimum lot area required for the area district in which the~~  
21 ~~property is located, not more than the following areas of such lots may be~~  
22 ~~credited in determining the average lot area:~~

- 23 ~~(i) in RS-15,000.....18,000 square feet of lot area~~
- 24 ~~(ii) in RS-9600.....12,000 square feet of lot area~~
- 25 ~~(iii) in RS-7200.....8,000 square feet of lot area))~~

26 (3) Subdivisions or short subdivisions in which lot size averaging,  
27 lot clustering or the flexible setback provisions of Ordinance 4304 are  
28 used shall meet the following criteria:

29 (a) All building lots must be capable of meeting off-street  
30 parking requirements and be capable of accommodating residences which  
31 meet sewerage disposal and Building Code requirements. No more than one-  
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1 hundred and thirty-five percent of the minimum required lot area may be  
2 credited to any over-sized lot when calculating average lot area, and no  
3 oversized lot used for lot averaging may be further subdivided.

4 (b) Common open space areas may not be computed to include  
5 any submerged land unless part of a planned unit development as provided  
6 in Chapter 21.56;

7 (c) At least fifty percent of the common open space area must  
8 be usable for active recreation (i.e. have a slope of not more than five  
9 percent), free of hazardous conditions, and dry (i.e. above the one-  
10 hundred-year floodplain) unless it consists of a valuable natural feature,  
11 preservation of which is consistent with adopted County policies;

12 (d) When adjacent dwelling units are attached, the aggregate  
13 structures' design and location with respect to yards and common open  
14 space shall be consistent with established neighborhood character and  
15 scale;

16 (e) If site contours permit, lots must allow potential  
17 orientation of buildings for maximum winter solar heat gain, and minimum  
18 obstruction of other buildings' solar access;

19 (f) The Building and Land Development Division may require  
20 typical plot plans and building elevations prior to final plat or short  
21 plat approval, and may condition the location and design of structures to  
22 accomplish the purposes of this Section.

23 (g) Slight variations from the requirements of this subsection  
24 may be authorized by the Director when not inconsistent with their intent  
25 and purpose.

26 (4) All normal lot area and lot dimension requirements shall apply  
27 to lots proposed to be created through a subdivision or short subdivision  
28 unless King County determines that a proposed modification of normal  
29 requirements through lot size averaging or lot clustering or the flexible  
30 setback provisions of Ordinance 4304 is consistent with the purposes of  
31 this title and County subdivision regulations, and the criteria set forth  
32 in this Section. King County shall deny or modify any proposed variation  
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1 from normal lot area and lot dimension requirements within a subdivision  
2 or short subdivision as necessary to accomplish the purposes of this  
3 Section, and to minimize adverse impacts on adjacent properties.

4 SECTION 2. Resolution 25789, Section 403, and KCC 21.08.055 are  
5 each amended to read as follows:

6 Lot area per dwelling unit. The lot area per dwelling unit shall be no  
7 less than the minimum area of a lot as required for the-~~((area-district))~~  
8 zone in which the property is located as identified on the zoning map,  
9 except that in multiple-lot subdivisions approved subsequent to the effec-  
10 tive date of this title, the lot area per dwelling unit for each individual  
11 lot shall be the area of the individual lots conforming to the approved  
12 subdivision.

13 In the case of a permitted transitional two-family dwelling, the lot  
14 area per dwelling unit shall be not less than one-half of the minimum  
15 required area of the lot. If a lot has less than seven thousand two hun-  
16 dred square feet, ~~((and-was-of-record-on-the-effective-date-of-this-title))~~  
17 the lot area per dwelling unit for a transitional use shall be not less than  
18 three thousand square feet.

19 SECTION 3. Resolution 25789, Section 404, and KCC 21.08.060 are  
20 each amended to read as follows:

21 Lot width. Every lot in an RS zone shall maintain a width of not  
22 less than the following:

23 (1) The minimum width of a lot in an area designated as RS-15,000 -  
24 eighty feet;

25 (2) The minimum width of a lot in an area designated as RS-9600 -  
26 seventy feet;

27 (3) The minimum width of a lot in an area designated as RS-7200 -  
28 sixty feet;

29 (4) The minimum width of a lot in an area designated as RS-5000 -  
30 forty feet.

31 SECTION 4. Resolution 25789, Section 408, Ordinance 3144, Section  
32 8, and KCC 21.08.080 are each amended to read as follows:  
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1 Permissible lot coverage. (1) Except as otherwise provided for  
2 schools, and churches, all buildings, including accessory buildings and  
3 structures, but not including any open areas used to provide parking  
4 spaces or private swimming pools, shall not cover more than thirty-five  
5 percent of the area of the lot. In the case of churches and schools, the  
6 limitation of lot coverage shall pertain to buildings and structures only  
7 and does not include open air parking areas.

8 (2) In subdivisions or short subdivisions where lot size averag-  
9 ing, lot clustering or the flexible setback requirements of Ordinance 4304  
10 are used, residential lot coverage shall be limited to thirty-five per-  
11 cent of the total area of all lots, except that the lot coverage pro-  
12 visions of the RT zone shall apply to lots developed with townhouses.

13 INTRODUCED AND READ for the first time this 24th day  
14 of Sept, 1979.

15 PASSED this 31st day of December, 1979.

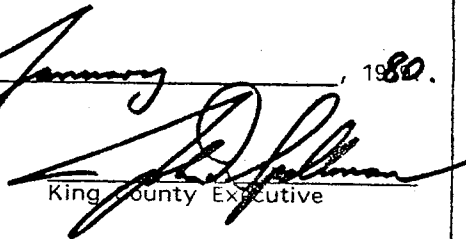
17 KING COUNTY COUNCIL  
18 KING COUNTY, WASHINGTON

19   
20 Chairman

21 ATTEST:

22  DEPUTY  
23 Clerk of the Council

24 APPROVED this 11th day of January, 1980.

25   
26 King County Executive