

1 May 1, 1981

Bill Reams &
Introduced by: Bruce Laing
Proposed Ord. No.: 81-142

3 ORDINANCE NO. 5552

4 AN ORDINANCE relating to zoning, permitting
5 multiple dwellings in the RD-3600 zone;
6 modifying the minimum lot size, subject to
7 certain conditions, in the RD-3600, RM-2400,
8 RM-1800 and RM- 900 zones; amending Reso-
9 lution 25789, Sections 500, 501, 502, 503,
10 509, 602, 603, 702, and 802; Ordinance 1013,
11 Sections 3 and 4; and KCC 21.10.010, 21.10.020,
12 21.10.030, 21.10.040, 21.10.100, 21.12.030,
13 21.12.040, 21.14.030, and 21.16.030.

10 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

11 SECTION 1. Resolution 25789, Section 500, and KCC 21.10.010
12 are each amended to read as follows:

13 Purpose of Classification. The principle objective and pur-
14 pose to be served by this classification and its application is
15 to permit a limited increase in population density in those areas
16 to which this classification applies by permitting ((two-dwelling
17 units-on-a-minimum-sized-lot)) low density multiple dwellings
18 and duplexes, while, at the same time, by means of the standards
19 and requirements set forth herein, maintaining a desirable family
20 living environment by establishing a minimum lot area and yards
21 and open spaces. A related consideration is to make it possible
22 to more efficiently and economically design and install all
23 physical public service facilities in terms of size and capacity
24 to adequately and permanently meet the needs resulting from a
25 defined intensity of land use.

26 SECTION 2. Resolution 25789, Section 501, Ordinance 1013,
27 Sections 3 and 4, and KCC 21.10.020 are each amended to read as
28 follows:

29 Permitted uses. In an RD-3600 zone, only the following uses
30 are permitted and as hereinafter specifically provided and allowed
31 by this chapter, subject to the off-street parking requirements
32 , landscaping requirements, and the general provisions and ex-
33 ceptions set forth in this title beginning with Chapter 21.46.

1 (1) Any use permitted in an RS zone; provided all such
2 uses shall conform to the conditions set forth for each in the
3 RS Classification, except that for dwellings the yards and
4 open spaces required by this classification shall apply;

5 (2) Day nurseries, provided:

6 (a) if conducted as an accessory use to a dwelling
7 and no more than six children are cared for at one time, or

8 (b) if conducted as a nursery school on the same
9 site with a public or private school or a church;

10 (3) Day nurseries subject to the issuance of a condi-
11 tional use permit; provided the following minimum conditions
12 are met:

13 (a) The building site contains a minimum of thirty-
14 five thousand square feet and at least two thousand square feet
15 of site area for each child cared for,

16 (b) No more than fifty children are cared for at one
17 time,

18 (c) Buildings, structures and play equipment areas
19 shall be closer than thirty feet to any property line,

20 (d) Any play area is completely enclosed by a solid
21 wall or fence not less than five feet nor more than six feet
22 in height,

23 (e) A minimum of three off-street parking spaces
24 plus one for each employee is provided,

25 (f) One stationary, nonflashing sign not exceeding
26 sixteen square feet in area shall be permitted,

27 (g) Building design, site plans and landscaping shall
28 be of a character which is appropriate for the area;

29 (4) A duplex or a two-family dwelling. If only a single-
30 family dwelling exists on a lot on the effective date of this
31 title, any additional dwelling unit shall be attached to and
32 made a part of the building containing the existing dwelling
33 unit;

1 (5) Multiple-dwelling units, provided that no structure
2 shall exceed one hundred feet on its longest side except those
3 containing four or less dwelling units;

4 ~~((5+))~~ (6) Accessory buildings, structures and uses, in-
5 cluding but not limited to the following:

6 (a) Accessory buildings, structures and uses as set
7 forth in the RS classification, and under the same conditions
8 set forth for each therein, except that where more than one
9 dwelling unit is involved, private garages shall be limited to
10 accommodating not more than two cars for each dwelling unit,
11 and an accessory boathouse or hangar shall be limited to accom-
12 modating not more than one private noncommercial pleasure craft
13 for each dwelling unit on the premises.

14 (b) If only a single-family dwelling exists on the
15 lot, not more than four lodgers are permitted. If two or more
16 dwelling units exist on the lot, (~~then-not-to-exceed~~) not more
17 than two lodgers per dwelling unit are permitted;

18 ~~((6+))~~ (7) Signs, as follows:

19 (a) Nameplates not exceeding two square feet in area
20 containing the name of the occupant of the premises,

21 (b) One unlighted sign not exceeding six square feet
22 in area pertaining only to the sale, lease or hire of only the
23 particular building, property or premises upon which displayed,

24 (c) One unlighted identification sign not more than
25 twelve square feet in area, provided such sign shall not extend
26 into any required yard or open space on the lot or site;

27 ~~((7+))~~ (8) Uses on transitional lots - one dwelling unit
28 for each two thousand four hundred square feet of lot area when
29 the lot or lots classified for RM-1800, RM-1900, B, C or M pur-
30 poses whether or not an alley intervenes, but in no case shall
31 the property used for such transitional use consist of more than
32 one lot or be more than ninety feet in width, whichever is the
33

1 least nor be used to a depth greater than the extent to which the
 2 side property line is common with property classified for such
 3 heavier uses;

4 ~~((8))~~ (9) Planned unit development as provided in
 5 Chapter 21.56.

6 ~~((9))~~ (10) Unclassified uses as provided in Chapter 21.44.

7 . SECTION 3. Resolution 25789, Section 502 and KCC 21.10.030
 8 are each amended to read as follows:

9 Lot area. The minimum required area of a lot in an RD-3600
 10 zone shall be seven thousand two hundred square feet, ~~((provided~~
 11 ~~that-in-a-multiple-lot-subdivision-approved-subsequent-to-the~~
 12 ~~effective-date-of-this-title,*-the-minimum-lot-area-shall-be~~
 13 ~~deemed-to-have-been-met-if-the-average-lot-area-is-not-less-than~~
 14 ~~seven-thousand-two-hundred-square-feet:))~~ except that the mini-
 15 imum lot area in the RD-3600 zone may be reduced to any size less
 16 than seven thousand two hundred square feet to market townhouse
 17 subdivisions or similar developments, provided:

18 (1) A subdivision or short subdivision is submitted and
 19 approved pursuant to the flexible yard and lot dimension provi-
 20 sions of Section 21.48.270 of this Title, and,

21 (2) The density of development is consistent with the lot
 22 area per dwelling unit requirements of Section 21.10.040, and

23 (3) The foundations of proposed structures in subdivisions
 24 with lot areas of less than seven thousand two hundred square
 25 feet must be completed before the final plat, or divisions
 26 thereof, can be approved and recorded.

27 ~~((In-computing-the-average-square-foot-area-of-lots-in-a-sub-~~
 28 ~~division-not-more-than-twenty-five-percent-of-the-number-of~~
 29 ~~lots-may-contain-an-area-less-than-seven-thousand-two-hundred~~
 30 ~~square-feet-and-in-the-case-shall-a-lot-contain-less-than-six~~
 31 ~~thousand-four-hundred-square-feet-of-area---For-lots-containing~~
 32 ~~((See-Section-21-70-010-))~~

1 more-than-seven-thousand-two-hundred-square-feet-of-area-not
2 more-than-eight-thousand-square-feet-of-area-may-be-credited
3 in-determining-the-average-))

4 SECTION 4. Resolution 25789, Section 503 and KCC 21.10.040
5 are each amended to read as follows:

6 Lot area per dwelling unit. (1) In an RD-3600 zone the lot
7 area per dwelling unit shall be not less than three thousand six
8 hundred square feet. Determination of the allowable number of
9 dwelling on a site as specified in this subsection shall be
10 computed by dividing the minimum lot area per dwelling unit
11 required into the area of the site including all area utilized
12 for public or private streets, except that area on the perimeter
13 of the site required to be dedicated for public street and alley
14 rights-of-way up to thirty feet from the centerline of such
15 rights-of-way.

16 (2) In multiple lot subdivisions approved prior ((subse-
17 quent)) to the effective date of this ((title*)) ordinance where
18 lots contain an area less than seven thousand two hundred square
19 feet but not less than six thousand four hundred square feet, the
20 lot area per dwelling unit shall be one-half of the area of the
21 lot. In the case of a permitted transitional use, the lot area
22 per dwelling unit shall be not less than two thousand four
23 hundred square feet.

24 SECTION 5. Resolution 25789, Section 509 and KCC 21.10.100
25 are each hereby amended to read as follows:

26 Placement of buildings. Placement of buildings on any lot
27 shall conform to the following:

28 (1) Interior lots:

29 (a) Any building containing one or more dwelling units
30 or accessory living quarters shall observe a distance of not less
31 than five feet from any lot side line and the rear property line,
32

33 ((*See-Section-21-70-010))

1 (b) The distance between a building containing one or
2 more dwelling units or accessory living quarters and any other
3 buildings on the same lot shall be not less than ten feet,

4 (c) On the rear third of a lot accessory buildings
5 not containing accessory living quarters may be built to the lot
6 lines and the lot rear line, provided not less than ten feet of
7 the lot rear line shall be free and clear of buildings and pro-
8 vided further, if the lot rears upon an alley, a garage with a
9 vehicular entrance from the alley shall maintain a distance of
10 not less than fifteen feet from the centerline of the alley;

11 (2) Corner lots and reverse corner lots:

12 (a) Any building containing one or more dwelling units
13 or accessory living quarters shall observe a distance of not
14 less than five feet from any lot side line and the lot rear line,

15 (b) The distance between a building containing one
16 or more dwelling units or accessory living quarters and any other
17 buildings on the same lot shall be not less than ten feet,

18 (c) On the rear third of a corner lot, accessory
19 buildings not containing accessory living quarters may be built
20 to the lot interior side line and the lot rear line; provided,
21 if the lot rears upon an alley, a garage with a vehicular entrance
22 from the alley shall maintain a distance not less than fifteen
23 feet from the centerline of such alley,

24 (d) On the rear third of a reverse corner lot, ac-
25 cessory buildings not containing accessory living quarters may
26 be built to the lot interior side line, but no building shall be
27 erected closer to the lot rear line than five feet unless an
28 alley intervenes, in which case accessory buildings may be built
29 to the lot rear line unless the accessory building is a garage
30 with a vehicular entrance directly from the alley, in which case
31 such building shall maintain a distance of not less than fifteen
32 feet from the centerline of the alley,

1 (e) In all cases, the width of the required side yard
2 on the side street side shall be observed.

3 (3) Structures containing four or more dwellings shall be
4 spaced a minimum of thirty feet from any other buildings on the
5 same site, except that the manager may increase or decrease the
6 building spacing in accordance with the principles for building
7 spacing in planned unit developments set forth in Section
8 21.56.120(3), and provided that any decreases in building spac-
9 ing do not increase the apparent size of two or more adjacent
10 structures from abutting RS, S or G classified properties.

11 SECTION 6. Resolution 25789, Section 602 and KCC 21.12.030
12 are each amended to read as follows:

13 Lot area. The minimum required area of a lot in an RM-2400
14 zone shall be seven thousand two hundred square feet, (~~provided,~~
15 ~~that-in-a-multiple-lot-subdivision-approved-and-subsequent-to~~
16 ~~the-effective-date-of-this-title,*-the-minimum-lot-area-shall-be~~
17 ~~deemed-to-have-been-met-if-the-average-lot-area-is-not-less-than~~
18 ~~seven-thousand-two-hundred-square-feet-)) except that the mini-~~

19 imum lot area in the RM-2400 zone may be reduced to any size less
20 than seven thousand two hundred square feet to market townhouse
21 subdivisions or similar developments, provided:

22 (1) A subdivision or short subdivision is submitted and
23 approved pursuant to the provisions of Section 21.48.270 of this
24 Title, and

25 (2) The density of development is consistent with the lot
26 area per dwelling unit requirements of Section 21.12.040,

27 (3) The foundations of proposed structures in subdivisions
28 with lot areas of less than seven thousand two hundred square
29 feet must be completed before the final plat, or divisions there-
30 of, can be approved and recorded. (~~In-computing-the-average~~
31 square-foot-area-of-lots-in-a-subdivision, not more than twenty-
32 five-percent-of-the-number-of-lots-may-contain-an-area-less
33 ((*See-Section-21:70:010-))

1 than-seven-thousand-two-hundred-square-feet-but-in-no-case-shall
 2 a-lot-contain-less-than-six-thousand-four-hundred-square-feet.
 3 For-lots-containing-more-than-seven-thousand-two-hundred-feet-of
 4 area, not more than eight thousand square feet of area may be
 5 credited in determining the average.)

6 SECTION 7. Resolution 25789, Section 603 and KCC 21.12.040
 7 are each amended to read as follows:

8 Lot area per dwelling unit. (1) In an RM-2400 zone, the lot
 9 area per dwelling unit shall be not less than two thousand four
 10 hundred square feet. Determination of the allowable number of
 11 dwelling on a site as specified in this subsection shall be
 12 computed by dividing the minimum lot area per dwelling unit
 13 required into the area of the site including all area utilized
 14 for public or private streets, except that area on the perimeter
 15 of the site required to be dedicated for public street and alley
 16 rights-of-way up to thirty feet from the centerline of such
 17 rights-of-way.

18 (2) In multiple-lot subdivisions approved ((subsequent))
 19 prior to the effective date of this ((title,*)) ordinance where
 20 lots contain an area less than seven thousand two hundred square
 21 feet, but not less than six thousand four hundred square feet,
 22 the lot area per dwelling unit shall be not less than one-third
 23 of the area of the lot. Where a lot contains more than seven
 24 thousand two hundred square feet of area, there may be one dwell-
 25 ing unit for each two thousand four hundred square feet of lot
 26 area in excess of seven thousand two hundred square feet of
 27 area. In the case of a permitted transitional use, the lot area
 28 per dwelling unit shall be not less than eighteen hundred square
 29 feet.

30 SECTION 8. Resolution 25789, Section 702 and KCC 21.14.030
 31 are each amended to read as follows:

32 Lot area. The minimum required area of a lot in an RM-1800
 33 ((*See-Section-21-70-010-))

1 zone shall be seven thousand two hundred square feet, ((provided
2 that-in-a-multiple-lot-subdivision-approved-subsequent-to-the
3 effective-date-of-this-title*-the-minimum-lot-area-shall-be-deemed
4 to-have-been-met-if-the-average-lot-area-is-not-less-than-seven
5 thousand-two-hundred-square-feet-)) except that the minimum lot
6 area in the RM-1800 zone may be reduced to any size less than
7 seven thousand two hundred square feet to market townhouse sub-
8 divisions or similar developments, provided:

9 (1) A subdivision or short subdivision is submitted and
10 approved pursuant to the provisions of Section 21.48.270 of this
11 Title, and

12 (2) The density of development is consistent with the lot
13 area per dwelling unit requirements of Section 21.14.040,

14 (3) The foundations of proposed structures in subdivisions
15 with lot areas of less than seven thousand two hundred square
16 feet must be completed before the final plat, or divisions there-
17 of, can be approved and recorded. ((In-computing-the-average
18 square-foot-area-of-lots-in-a-subdivision, not-more-than-twenty-
19 five-percent-of-the-number-of-lots-may-contain-an-area-less-than
20 seven-thousand-two-hundred-square-feet-but-in-no-case-shall-a
21 lot-contain-less-than-six-thousand-four-hundred-square-feet.
22 For-lots-containing-more-than-seven-thousand-two-hundred-feet-of
23 area, not-more-than-eight-thousand-square-feet-of-area-may-be
24 credited-in-determining-the-average-))

25 SECTION 9. Resolution 25789, Section 703 and KCC 21.14.040
26 are each hereby amended to read as follows:

27 Lot area per dwelling unit. (1) In an RM-1800 zone the
28 lot area per dwelling unit shall be not less than eighteen
29 hundred square feet. Where a lot contains more than seven
30 thousand two hundred square feet of area, there may be one dwell-
31 ing unit for each eighteen hundred square feet of lot area in
32 excess of seven thousand two hundred square feet of area.

33 ((See-Section-21.70.010-))

1 (2) Determination of the allowable number of dwellings on
 2 a site as specified in this subsection shall be computed by
 3 dividing the minimum lot area per dwelling unit required into
 4 the area of the site including all area utilized for public or
 5 private streets, except that area on the perimeter of the site
 6 required to be dedicated for public street and alley rights-of-
 7 way up to thirty feet from the centerline of such rights-of-way.

8 SECTION 10. Resolution 25789, Section 802 and KCC 21.16.030
 9 are each amended to read as follows:

10 Lot area. The minimum required area of a lot in an RM-900
 11 zone shall be seven thousand two hundred square feet, ((provided
 12 ~~that in a multiple lot subdivision approved subsequent to the~~
 13 ~~effective date of this title the minimum lot area shall be deemed~~
 14 ~~to have been met if the average lot area is not less than seven~~
 15 ~~thousand two hundred square feet:)) except that the minimum lot
 16 area in the RM-900 zone may be reduced to any size less than
 17 seven thousand two hundred square feet to market townhouse sub-
 18 divisions or similar developments, provided:~~

19 (1) A subdivision or short subdivision is submitted and
 20 approved pursuant to the provisions of Section 21.48.270 of this
 21 Title, and

22 (2) The density of development is consistent with the lot
 23 area per dwelling unit requirements of Section 21.16.040,

24 (3) The foundations of proposed structures in subdivisions
 25 with lot areas of less than seven thousand two hundred square
 26 feet must be completed before the final plat, or divisions there-
 27 of, can be approved and recorded. ((In computing the average
 28 square-foot-area-of-lots-in-a-subdivision, not more than twenty-
 29 five-percent-of-the-number-of-lots-may-contain-an-area-less-than
 30 seven-thousand-two-hundred-square-feet-but-in-no-case-shall-a-lot
 31 contain-less-than-six-thousand-four-hundred-square-feet.--For-lots
 32 ((See-Section-21:70:010:))

1 containing-more-than-seven-thousand-two-hundred-feet-of-area-not
2 more-than-eight-thousand-square-feet-of-area-may-be-credited-in
3 determining-the-average:))

4 SECTION 11. Ordinance 3265, Section 1 and KCC 21.16.040
5 are each hereby amended to read as follows:

6 Lot area per dwelling unit. (1) In an RM-900 zone, the
7 lot area per dwelling unit shall not be ~~((--(1))~~) less than nine
8 hundred square feet.

9 (2) Determination of the allowable number of dwellings on
10 a site as specified in this subsection shall be computed by
11 dividing the minimum lot area per dwelling unit required into
12 the area of the site including all area utilized for public or
13 private streets, except that area on the perimeter of the site
14 required to be dedicated for public street and alley rights-of-way
15 up to thirty feet from the centerline of such rights-of-way.

16 INTRODUCED AND READ for the first time this 16th day
17 of March 1981.

18 PASSED this 29th day of June 1981.

19
20 KING COUNTY COUNCIL
21 KING COUNTY, WASHINGTON

22 Paul Barden
23 Chairman

24 ATTEST:

25 Gerald A. Peterson ACTING Deputy
26 Clerk of the Council

27 APPROVED this 10th day of July 1981.

28 [Signature]
29 King County Executive