

June 17, 1988  
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INTRODUCED BY: Bruce Laing

PROPOSED NO. 88-346

ORDINANCE NO. **8558**

AN ORDINANCE relating to zoning; extending lot averaging, lot clustering and related provisions previously enjoyed by properties located in the RS zone to like properties located in the S-E zone; and clarifying and prescribing requirements of uses permitted in the S-E zone; amending Resolution 25789 Sections 902, 907 and 908 and K.C.C. 21.18.030, 21.18.080 and 21.18.090; adding new sections to K.C.C. 21.18; and repealing Resolution 25789 Sections 904 through 906, and 909 and K.C.C. 21.18.050 through 21.18.070, and 21.18.100; all as amended.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 902, as amended, and K.C.C. 21.18.030 are each hereby amended to read as follows:

Lot area. A. The minimum required area of a lot in an S-E zone shall be thirty-five thousand (35,000) square feet, subject to the provisions of this title placing further limitations on any use permitted within the zone.

B. In ((a)) multiple lot subdivisions ((approved-subsequent-to-the-effective-date-of-the-resolution-codified-herein,-the minimum-lot-area-shall-be-seemed-to-have-been-met-if-the-average-lot-area-is-not-less-than-thirty-five-thousand-square-feet.--In computing-the-average-square-foot-area-of-lots-in-a-subdivision not-more-than-twenty-five-percent-of-the-number-of-lots-may contain-an-area-less-than-thirty-five-thousand-square-feet-and-in-no-case-shall-a-lot-contain-less-than-twenty-eight-thousand-square feet-of-area.--For-lots-containing-more-than-thirty-five-thousand square-feet-of-area-not-more-than-forty-two-thousand-square-feet of-area-may-be-credited-in-determining-the-average-)), the minimum required area of individual lots may be reduced, upon compliance with the provisions, methods and standards contained in the RS classification in Chapter 21.08 pertaining to lot size averaging, lot clustering and flexible setbacks, provided that lot clustering in areas designated rural in the King County Comprehensive Plan

1 shall comply with the rural lot clustering criteria of King County  
2 Code 21.21A.080 C. However, for those subdivisions utilizing  
3 individual septic systems and not located within a King County  
4 approved local sewer service area, a lot shall not contain less  
5 area than that required by the Seattle-King County department of  
6 public health pursuant to its rules and regulations for on-site  
7 sewage disposal systems. In any multiple lot subdivision where  
8 lot clustering is used, site improvement requirements including,  
9 but not limited to, right-of-way dedications, easements, drainage  
10 control facilities, road construction standards, fire flow  
11 standards and other utility requirements set by the county may be  
12 based upon the density of the clustered lots, exclusive of areas  
13 designated for permanent open space or recreational uses.

14 NEW SECTION. SECTION 2. Resolution 25789, Section 904 and  
15 K.C.C. 21.18.050 are each hereby repealed, and the following is  
16 substituted:

17 Lot width. A. Except as provided in subsection B, the  
18 minimum required lot width in an S-E zone shall be one hundred  
19 thirty-five (135) feet.

20 B. In multiple lot subdivisions where lot size averaging or  
21 lot clustering is used, the minimum required width of individual  
22 lots may be reduced as follows:

23 1. for lots having an area of less than seven thousand two  
24 hundred (7,200) square feet, the minimum required lot width shall  
25 be forty (40) feet;

26 2. for lots having an area of at least seven thousand two  
27 hundred (7,200) square feet, but less than nine thousand six  
28 hundred (9,600) square feet, the minimum required lot width shall  
29 be sixty (60) feet;

30 3. for lots having an area of at least nine thousand six  
31 hundred (9,600) square feet, but less than fifteen thousand  
32 (15,000) square feet, the minimum required lot width shall be  
33 seventy (70) feet; and

1           4. for lots having an area of at least fifteen thousand  
2 (15,000) square feet, but less than thirty-five thousand (35,000)  
3 square feet, the minimum required lot width shall be eighty (80)  
4 feet.

5           SECTION 3. Resolution 25789, Section 907, and K.C.C.  
6 21.18.080 are each hereby repealed, and the following is  
7 substituted:

8           Height. A. Except as provided in subsection B, no  
9 residential or residential accessory structure shall exceed a  
10 height of thirty-five (35) feet.

11           B. The following structures may exceed a height of  
12 thirty-five (35) feet if each required side, front and rear yard  
13 is increased one (1) foot in width for each one (1) foot in  
14 height exceeding thirty-five (35) feet:

15           1. any residential or residential accessory structure  
16 allowed by conditional or unclassified use permit to exceed a  
17 height of thirty-five (35) feet;

18           2. any residential or residential accessory structure  
19 provided for in K.C.C. 21.48.030;

20           3. any agricultural structure containing an accessory  
21 living quarters; and

22           4. any nonresidential structure.

23           SECTION 4. Resolution 25789 Section 908 and K.C.C.  
24 21.18.090 are each hereby amended to read as follows:

25           Permissible lot coverage. All ((buildings-and)) structures,  
26 including, accessory ((buildings-and)) structures and any areas  
27 used to provide parking space, shall not cover more than  
28 thirty-five (35) percent of the area of the lot.

29           NEW SECTION. SECTION 5. Resolution 25789 Section 909 and  
30 K.C.C. 21.18.100 are each hereby repealed, and the following is  
31 substituted:  
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1 Placement of structures and uses. A. Except as provided in  
2 subsection B, K.C.C. 21.18.020 and any other provisions of this  
3 title placing further limitations on any use permitted within an  
4 S-E zone,

5 1. the distance between any structure and the front lot  
6 line shall be not less than twenty (20) feet; and

7 2. the distance between any structure and the side and  
8 rear lot lines shall be not less than ten (10) feet, except that  
9 a greater distance may be required as a condition of a  
10 conditional or unclassified use permit.

11 B. On the rear third of a lot, accessory structures, which  
12 are not accessory living quarters or stables, may be built to the  
13 side lot lines not abutting any street and to the rear lot lines,  
14 if

15 1. a distance of at least fifteen (15) feet is maintained  
16 between any garage, which has a vehicular entrance from an alley,  
17 and the centerline of the alley; and

18 2. no structure is built closer than ten (10) feet to the  
19 rear lot line of a reverse corner lot, unless such rear lot line  
20 abuts an alley.

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1            SECTION 6. Resolution 25789 Sections 905 through 906 and  
2 K.C.C. 21.18.060 through 21.18.070 are each hereby repealed.

3            INTRODUCED and READ for the first time this 16th day of

4            May, 1988.

5            PASSED this 20<sup>th</sup> day of June, 1988.

7            KING COUNTY COUNCIL  
8            King County, Washington

9            Gary Grant  
10            Chairman

10            ATTEST:

11            Ronald M. Owens  
12            Clerk of the Council

13            APPROVED this 30<sup>th</sup> day of June, 1988.

14            [Signature]  
15            King County Executive

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