

April 13, 1990
1224H:VN:rr

INTRODUCED BY: Kent Pullen
Cynthia Sullivan

PROPOSED NO.: 90-20

ORDINANCE NO. **9455**

AN ORDINANCE relating to zoning,
amending the A.R. (Rural Area) zone,
with regard to the density bonus
system Ordinance 7661, Section 9 and
K.C.C. 21.21A.090.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 7661, Section 9 and K.C.C. 21.21A.090
are hereby amended to read as follows:

Cluster density provisions. Within the AR-5 classification, increases in density may be authorized by the council pursuant to subsection A of this section, as part of its action on a subdivision to AR 2.5 provided that density in dwelling units shall not exceed one dwelling per two and one-half acres based on the gross area of the site. The provisions of this section shall only be available for properties located in planning areas which have community plans or plan revisions adopted after the effective date of this chapter.

A. An applicant may request increases in density as a part of a subdivision on sites which meet all the following standards:

1. Compliance with a density bonus system established pursuant to subsection B of this section;
2. The scale of the development (lot sizes, size of cluster, density within a cluster, total number of lots, etc.) is limited, to preserve and enhance the rural character and uses in the area;
3. Permanent open space for rural uses such as pastures, woodlots, wildlife preserves, or public open spaces, is included;
4. Permanent open space to buffer rural uses and protect resource lands is included;

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2 5. Public review of the proposed project is a part of the
3 process;

4 6. Any proposed on-site sewage disposal system, including
5 community systems, can be provided without cumulative adverse
6 impacts to ground and surface water;

7 7. A public water supply is provided;

8 8. Resulting impacts on facilities and services due to the
9 increased density would not require new off-site facilities and
10 services beyond those required by development at densities
11 otherwise allowed in rural areas; and

12 9. Development rights for land not utilized in building
13 site lots be conveyed to King County.

14 B. A community plan (~~shall~~) may establish a density
15 bonus system for incremental increase in density for rural lot
16 clustering. Such system shall be based on public benefits
17 specified in the community plan and shall identify geographic
18 areas where, for specific reasons, bonuses for rural lot
19 clustering should be permitted. The areas and the reasons for
20 their identification shall be indicated on the community plan map,
21 or by specific criteria. Any criteria, the specific public
22 benefits and associated density bonuses shall be established in
23 the community plan document; provided that bonus points shall not
24 be allowed for any benefits that are required by subsection A of
25 this section, or other county or state laws, statutes or
26 regulations.

27 C. The council recognizes that identified public benefits and
28 associated density bonuses may vary by community plan. However,
29 any system should include open space benefits such as the
30 following: permanent preservation of a portion of a site for
31 agriculture or forestry; preservation of identified unique/
32 outstanding or significant wetlands; preservation of areas which
33 serve as a buffer to protect resource lands; preservation of

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historic landmarks; provision of public access to shorelines; and preservation of areas which will provide significant community or regional open space. Public benefits may also include provision of special facilities or services either on-site or off-site, and preservation of off-site areas that serve the same purposes as the rural open tract. Transfers of benefits between planning areas may be allowed when expressly authorized in the applicable community plan.

D. The owner of a parcel eligible for increased density may choose to subdivide or short subdivide the parcel at the density normally permitted in the applicable A-R classification.

INTRODUCED AND READ for the first time this 11th day of December, 1989.

PASSED this 29th day of May, 1990.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chairman

ATTEST:

Gerald A. Peter
Clerk of the Council

APPROVED this 8th day of JUNE, 1989⁹⁰.

Ralph Fitch
for King County Executive