

ORDINANCE NO. **10316**

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AN ORDINANCE relating to Comprehensive Planning; amending Ordinance 10200 and amending the Tahoma/Raven Heights Community Plan and Area Zoning.

PREAMBLE:

The King County Council has determined that a technical error was made in Ordinance 10200 passed by the Council on December 18, 1991.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance No. 10200 is hereby amended as follows:

A. The Tahoma/Raven Heights Plan Amendment Study, attached to Ordinance 10200 as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County.

B. The revised Tahoma/Raven Heights area zoning, attached to Ordinance 10200 as Appendix B as amended is adopted as the official zoning control for that portion of unincorporated King County defined therein ((-)) with the changes as shown in attachment A. (Attachment A)

INTRODUCED AND READ for the first time this 10th day of February, 1992.

PASSED this 30th day of March, 1992.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Audrey Hughes
Chair

ATTEST:

Gerald A. Foster
Clerk of the Council

APPROVED this 10th day of April, 1992

Jim Hill
King County Executive

10010

REVISED
(Attachment A to Tahoma/Raven Heights Community Plan Area Zoning Ordinance) (Proposed No. 92-95)

Page 6, amend map attached to show GR-2.5-P instead of the AR-5-P for tax lot 16 located in Sec 34-22-6

Page 12 Clearing and Grading

The following P-suffix conditions implement policy the above policy These conditions shall apply in the rural portions of the Soos Creek Basin covered by the Tahoma/Raven Heights Plan. The conditions shall expire automatically upon the effective date of an adopted countywide clearing ordinance.

1. Separate tracts In the rural zones listed below, 20 percent of each subdivision or short subdivision shall be placed in a separate tract to reduce surface water runoff:

A-R-5

~~((A-R-10))~~, ~~((A-R-2.5))~~ G-5

2. Areas to be included. In meeting the percent requirement, the applicant may include all acreage set aside in sensitive areas tracts except for wetlands and streams. Buffers for these sensitive areas may be included.

When additional acreage beyond that occupied by the above features is necessary to meet the percent requirement, this land shall be included in the separate tract but the applicant shall receive full density credit for this land. The applicant may reduce the lot sizes below the minimum required for that zone to accommodate the transfer of density but they shall not change the residential uses permitted in the zone. Density transfers within the A-R zone classification shall be subject to the clustering provisions in the A-R zone.

The separate tract shall retain vegetation in large contiguous areas rather than isolated patches, strips or individual trees. Forest or trees are the preferred vegetation type to be included in the tract, shrubs are the second preference and grasslands or pastures are least preferable.

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Item # 6 Amend proposed land use map by designating ((that portion)) tax lot 3 ((located north of railroad right of way)) as RMHP.

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