

SECTION 333.

10870

K.C.C. 21A.08.060
A. GOVERNMENT/

BUSINESS SERVICES
LAND USES

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	N E I G H B O R H O O D	C O M M U N I T Y	R E S I D E N T I A L	O F F I C E	I N D U S T R I A L

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
GOVERNMENT SERVICES:													
*	Public agency or utility office				P3 C5	P3 C5	P3 C5	P3 C5	P4	P	P	P	P14
*	Public agency or utility yard				P 27	P 27					P		P
*	Public agency archives										P	P	P
921	Court									P4	P	P	P
9221	Police Facility									P	P	P	P
9224	Fire Facility				C 6	C 6	C 6	C 6	P	P	P	P	P
*	Utility Facility	P 7 C	P 7 C	P 7	P 7 C	P	P	P	P	P	P	P	P
*	Minor Communication Facility (18)	C	P		C	C	C	C	C	P	P	P	P
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
BUSINESS SERVICES:													
15-17	Construction and Trade										P 9	P	P
*	Individual Transportation and Taxi									P 25	P	P 10	P
421	Trucking and Courier Service									P 11	P 12	P 13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							C 14		P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	P 15 C			C 15	C 15							P
*	Log Storage	P15	P		P26								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	P
48	Communication Offices										P	P	P
482	Telegraph and other Communications										P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking				P19	P19	P19	P19	P 20	P 20	P 21	P 20	P
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
*	Commercial/Industrial Accessory Uses			P	P 22				P22	P22	P	P	P
*	Helistop					C 23	C 23	C 23	C 23	C 23	C 24	C 23	C 24

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 Development Standards, see 21A.12 through 21A.30
 General Provisions, see K.C.C. 21A.32 through 21A.38
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
 (*) Definition of this specific Land Use, see K.C.C. 21A.06

K.C.C. 21A.08.060 B. DEVELOPMENT CONDITIONS.

1. Except self-service storage.
2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.
3. A. Only as a re-use of a public school facility or a surplus non-residential facility subject to the provisions of K.C.C. 21A.32; or
 - B. Only when accessory to a fire facility and the office is no greater than 1500 square feet of floor area.
4. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.
5. Utility offices only if there is no commercial/industrial zoning in the utility district.
6. a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street; and
 - c. No outdoor storage.
7. Limited to utility transmission, distribution, and service lines and associated switching stations, substations, booster stations, electrical conversion substations, natural gas gate stations and limiting stations.
8. Except in commercial/industrial zones, such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities. In commercial/industrial zones, such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.
9. No outdoor storage of materials.
10. Limited to office uses.
11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
13. Limited to SIC Industry No. 4215-Courier Services, except by air.
14. Accessory to an apartment development of at least 12 units provided:
 - a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
 - b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
 - c. The use of the facility shall be limited to dead storage of household goods;
 - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
 - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
 - f. No residential occupancy of the storage units;
 - g. No business activity other than the rental of storage units; and
 - h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
15. Limited to products produced on-site.
16. Only as an accessory use to another permitted use.
17. No outdoor storage.
18. Minor communication facilities shall be regulated relative to setback, height and review process pursuant to K.C.C. 21A.26.
19. Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
 - a. They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours ; and

- b. The site is adjacent to a designated arterial that has been improved to a standard acceptable to the department of public works.
- 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
- 21. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.
- 22. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
- 23. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
- 24. Allowed as accessory to an allowed use.
- 25. Limited to private road ambulance services with no outside storage of vehicles.
- 26. Limited to 2 acres or less.
- 27. a. Utility yards only on sites with utility district offices; or
 - b. Public agency yards are limited to material storage for road maintenance facilities.

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SECTION 334.

K.C.C. 21A.08.070
A. RETAIL
LAND USES

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	N B E U R I S T R I A L	C B O U S I N G H O U S E S	R B E U S I N G H O U S E S	O F F I C E	I N D U S T R I A L

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Building, Hardware and Garden Materials				C1	C1			P2	P	P		
*	Forest Products Sales	P 3, 4	P4		P 3, 4						P		
*	Department and Variety Stores						C 15	C 15	P5	P	P		
54	Food Stores				C14		C 16	C 16	P	P	P	C	P6
*	Agricultural Product Sales	P3 C7	P4		P3 C7	P3	P3						
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				C14		C 17	C 17	P10	P	P	P	P
*	Drug Stores						C 16	C 16	P	P	P	C	
592	Liquor Stores									P	P		
593	Uses Goods: Antiques/Secondhand Shops									P	P		
*	Sporting Goods and related Stores									P	P		
*	Book, Stationery, Video and Art Supply Stores						C 16, 11	C 16, 11	P11	P11	P11		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									C12	P		P
*	Florist Shops						C 16	C 16	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P13		P
*	Livestock Sales	P18	P18		P18	P18	P18, 19						P

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
Development Standards, see K.C.C. 21A.12 through 21A.30
General Provisions, see K.C.C. 21A.32 through 21A.38
Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
(*Definition of this specific Land Use, see K.C.C. 21A.06

21A.08.070 B. DEVELOPMENT CONDITIONS

1. Only Feed Stores and Garden Supply Stores.
2. Only Hardware and Garden Materials stores shall be permitted.
3. a. Except for hay sales, limited to products produced on-site; and
b. Covered sales areas shall not exceed a total area of 500 square feet.
4. No permanent structures or signs.
5. Limited to SIC Industry No. 5331, Variety Stores, and further limited to a maximum of 2,000 square feet of gross floor area.
6. Limited to a maximum of 2,000 square feet of gross floor area.
7. a. The floor area devoted to retail sales shall not exceed 2,500 square feet;
b. No more than 40 percent of the average annual gross sales of agricultural products sold through the store over a five-year period shall be derived from products not grown or produced in King County. At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales;
c. Sales shall be limited to agricultural produce and plants;
d. Storage areas for produce may be included in a farm store structure or in any accessory building;
e. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. during the months of May through September and 7:00 a.m. to 7:00 p.m. during the months of October through April; Outside lighting is permitted, provided no off-site glare is allowed; and
f. Noncontiguous lands within King County may be assembled by an individual farmer or group of farmers for the purposes of establishing a source of local products to be sold in a farm store on one of the properties.
8. Excluding retail sale of trucks exceeding one ton capacity.
9. Only the sale of new or reconditioned automobile supplies is permitted.
10. Excluding SIC Industry No. 5813-Drinking Places.
11. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, school, licensed daycare centers, public parks, community centers, public libraries, or churches which conduct religious or educational classes for minors.
12. No outside storage of fuel trucks and equipment.
13. Excluding vehicle and livestock auctions.
14. Only as accessory to a winery or brewery.
15. Not in R-1 and limited to SIC Industry No. 5331 Variety Stores, limited to a maximum of 5,000 square feet of gross floor area, and subject to the requirements in K.C.C. 21A.12.330.
16. Not permitted in R-1 and limited to a maximum of 5,000 square feet of gross floor area and subject to the requirements in 21A.12.230.
17. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and limited to a maximum of 5,000 square feet of gross floor area and subject to the requirements in K.C.C. 21A.12.230.
18. Retail sales of livestock is permitted only as accessory to raising livestock.
19. Limited to the R-1 zone.

SECTION 335.

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K.C.C. 21A.08.080
A. MANUFACTURING
LAND USES

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S E R V E	U R B A N	R E S I D E N T I A L	N B E U I S I G N B E R S H O O D	C B O U S I M I N E S T S Y	R B E U G S I O N E A S L S	O F F I C E	I N D U S T R I A L

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
20	Food and Kindred Products	P1	P1		P1	P1					C		P2 C
2082/ 2084	Winery/Brewery	P1			P3 C	P3					C		P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4	P4 C5		P4	P4					C6		P
25	Furniture and Fixtures										C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7C	P
28	Chemicals and Allied Products												C
2911	Petroleum Refining and related industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products									P8	P9		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10 C
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
Development Standards, see K.C.C. 21A.12 through 21A.30
General Provisions, see K.C.C. 21A.32 through 21A.38
Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
(*)Definition of this specific Land Use, see K.C.C. 21A.06

21A.08.080 B. DEVELOPMENT CONDITIONS.

1. Limited to agricultural products produced on-site, provided structures and areas used for processing shall maintain a minimum distance of 75 feet from property lines adjoining residential zones.
2. Except slaughterhouses.
3. Only as a home industry, subject to K.C.C. 21A.30.
4. Limited to rough milling and planing of products grown on-site with portable equipment.
5. Limited to SIC Industry Group No. 242-Sawmills.
6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and No. 2431-Millwork (excluding planing mills).
7. Limited to photocopying and printing services offered to the general public.
8. Only within enclosed buildings, and as an accessory use to retail sales.
9. Only within enclosed buildings.
10. Limited to boat building of craft not exceeding 48 feet in length.

SECTION 336.

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K.C.C. 21A.08.090
A. RESOURCE
LAND USE

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

ZONE	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	AGRICULTURE	FOREST	MINERAL	RURAL	URBAN RESERVE	URBAN	RESIDENTIAL	NEIGHBORHOOD	COMMERCIAL	RECREATION	OFFICE	INDUSTRIAL
	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	AGRICULTURE:											
01	Growing and Harvesting Crops	P	P		P	P	P					P
02	Raising Livestock and Small Animals	P	P		P	P	P6					P
	FORESTRY:											
08	Growing and Harvesting Forest Product	P	P		P	P	P					P
*	Forest Research		P		P	P					P2	P
	Fish and Wildlife Management:											
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C					P
0273	Aquaculture (1)	P	P		P	P	C					P
*	Wildlife Shelters	P	P		P	P						
	MINERAL:											
10-14	Mineral Extraction and Processing			P								
2951	Asphalt Paving Mixtures and Block			P								P
	RESOURCE ACCESSORY USES:											
*	Resource Accessory Uses	P3	P4	P5	P3	P3						P4

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
Development Standards, see K.C.C. 21A.12 through 21A.30
General Provisions, see K.C.C. 21A.32 through 21A.38
Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
(*Definition of this specific Land Use, see K.C.C. 21A.06

21A.08.090 B. DEVELOPMENT CONDITIONS.

1. May be further subject to the provisions of K.C.C. Title 25, Shoreline Management Program.
2. Only Forest Research conducted within an enclosed building.
3. Housing for agricultural workers and their families employed on the premises only as an accessory to a permanent residence, provided:
 - a. Sites are limited to those with ten acres or more;
 - b. Accessory housing is limited to one unit on less than 20 acres, or two on 20 acres or more;and
 - c. Accessory housing shall not be rented to the public at large.
4. Excluding housing for agricultural workers
5. Limited to maintenance and/or storage facilities in conjunction with mineral extraction or processing operation.
6. Large livestock allowed only in the R-1 zone.

K.C.C. 21A.08.100
A. REGIONAL
LAND USES

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

ZONE	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N A R V E	U R B A N I D E N T I A L	R E S I D E N T I A L	N B E I S G I H N B E O S R S H O O D	C B O U S I M I N E I S T S Y	R B E U G S I I O N E A S L S	O F F I C E	I N D U S T R I A L

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Jail		S		S	S	S	S	S	S	S	S	S
*	Work Farm/Camp	S	S		S	S							
*	Work Release Facility				S	S	S	S	S	S	S	S	
*	Public Agency Animal Control Facility		S		S	S					S		P
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4
*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S						
*	Non-hydroelectric Generation Facility	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S
*	Major Communication Facility	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S	S	P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Transit Bus Base				S	S	S	S	S	S	S	S	P
*	Transit Park and Ride Lot				S	S	S	S	P	P	P	P	P
*	School Bus Base				C5 S	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S	S	S8	S8	S8	S8	S8	S8	S
*	Fairground								S	S			S
8422	Zoo/Wildlife Exhibit (2)		S9		S9	S	S	S		S	S		
651	Stadium/Arena										S		S
8221-8222	College/University (1)	P10	P10		P10	P10	P10	P10	P10	P	P	P	P
					C11 S	C11 S	C11 S	C11 S	C11 S				

GENERAL CROSS REFERENCES:
 Permitted Use Chart Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 Development Standards, see K.C.C. 21A.12 through 21A.30
 General Provisions, see KC 21A.32 through 21A.38
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
 (*) Definition of this specific Land Use, see K.C.C. 21A.06

21A.08.100 B DEVELOPMENT CONDITIONS.

1. Except technical institutions. See vocational schools on General Services land use table, K.C.C. 21A.08.050.
2. Except arboretum. See K.C.C. 21A.08.040, Recreation/Cultural land use table.
3. Except weapons armories and outdoor shooting ranges.
4. Except outdoor shooting range.
5. Only in conjunction with an existing or proposed school.
6. a. Limited to no more than three satellite dish antenna.
b. Limited to one satellite dish antenna.
c. Limited to tower consolidations.
7. Limited to landing field for aircraft involved in forestry or agricultural practices or for emergency landing sites.
8. Except racing of motorized vehicles.
9. Limited to wildlife exhibit.
10. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32.
11. Only as a re-use of surplus non-residential facility subject to the provisions of K.C.C. 21A.32.
12. Limited to cogeneration facilities for on-site use only.
13. Excluding impoundment of water using a dam.
14. Limited to facilities that comply with the following provisions:
 - a. Any new diversion structure shall not:
 1. exceed a height of eight feet as measured from the streambed, or
 2. impound more than three surface acres of water at the normal maximum surface level.
 - b. There shall be no active storage.
 - c. The maximum water surface area at any existing dam or diversion shall not be increased.
 - d. An exceedance flow of no greater than 50 percent in mainstream reach shall be maintained.
 - e. Any transmission line shall be limited to a:
 1. right-of-way of five mile or less; and
 2. capacity of 230 KV or less.
 - f. Any new, permanent access road shall be limited to five miles or less.
 - g. The facility shall only be located above any portion of the stream used by anadromous fish.

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**CHAPTER 21A.12 DEVELOPMENT STANDARDS -
DENSITY AND DIMENSIONS**

SECTIONS:

21A.12.010	Purpose
21A.12.020	Interpretation of tables
21A.12.030	Densities and dimensions - residential zones
21A.12.040	Densities and dimensions - resource and commercial/industrial zones
21A.12.050	Measurement methods
21A.12.060	Minimum urban residential density
21A.12.070	Calculations - allowable dwelling units or floor area
21A.12.080	Calculations - site area used for density calculations
21A.12.090	Lot area - prohibited reduction
21A.12.100	Lot area - minimum lot area for construction
21A.12.110	Measurement of setbacks
21A.12.120	Setbacks - specific building or use
21A.12.130	Setbacks - modifications
21A.12.140	Setbacks - from regional utility corridor
21A.12.150	Setbacks - from alley
21A.12.160	Setbacks - adjoining half-street or designated arterial
21A.12.170	Setbacks - projections allowed
21A.12.180	Height - exceptions to limits
21A.12.190	Height - limits near major airports
21A.12.200	Lot divided by zoning boundary
21A.12.210	Sight distance requirements
21A.12.220	Nonresidential land uses in residential zones
21A.12.230	Personal service and retail uses in residential zones

SECTION 338.

21A.12.010 Purpose. The purpose of this chapter is to establish basic dimensional standards for development relative to residential density and as well as specific rules for general application. The standards and rules are established to provide flexibility in project design, and maintain privacy between adjacent uses.

SECTION 339.

21A.12.020 Interpretation of tables. A. Sections 21A.12.030 and 21A.12.040 contain general density and dimension standards for the various zones and limitations specific to a particular zone(s). Additional rules, exceptions, and methodologies are set forth in K.C.C. 21A.12.050 through 21A.12.210.

B. The density and dimension tables are arranged in a matrix format on two separate tables and are delineated into two general land use categories:

1. Residential; and
2. Resource and Commercial/Industrial.

C. Development standards are listed down the left side of both tables, and the zones are listed at the top. The matrix cells contain the minimum dimensional requirements of the zone. The parenthetical numbers in the matrix identify specific requirements applicable either to a specific use or zone. A blank box indicates that there are no specific requirements. If more than one standard appears in a cell, each standard will be subject to any applicable parenthetical footnote following the standard.

STANDARDS	Z O N E S	RESIDENTIAL											
		RURAL			URBAN RESERVE	URBAN RESIDENTIAL							
		RA-2.5	RA-5	RA-10	UR	R-1	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre		0.4 du/ac	0.2 du/ac	0.1 du/ac	0.2 du/ac	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Maximum Density: Dwelling Unit/Acre (1)							6 du/ac	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac
Minimum Density: % of Base Density (2)							85%	85%	85%	80%	75%	70%	65%
Minimum Lot Width: (3)		135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback (3)		30 ft	30 ft	30 ft	30 ft (7)	30 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 FT (8)	10 FT (8)
Minimum Interior Setback (3)		35 ft (9)	35 ft (9)	35 ft (9)	10 ft (7)	10 ft (7)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)		40 ft	40 ft	40 ft	35 ft	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft	60 ft	60 ft 80 ft (14)
Maximum Building Coverage: Percentage (5)		4% (11) (12)	2% (11) (12)	1% (11) (12)	10 % (11) (12)	15% (11) (12)	35%	50%	55%	60%	60%	70%	70%
Maximum Impervious Surface: Percentage (5)		15% (13)	10% (13)	15% (13)	20% (13)	20%	45%	70%	75%	85%	85%	85%	90%

21A.12.030 B. DEVELOPMENT CONDITIONS.

1. The maximum density may be achieved only through the application of residential density incentives or transfers of density credits pursuant to Chapters 21A.34 or 21A.36. Maximum density may only be exceeded pursuant to Section 21A.34.040 F. 1. f.
2. Also see Section 21A.12.060.
3. These standards may be modified under the provisions for zero-lot-line and townhouse developments.
4. Height limits may be increased when portions of the structure which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, provided that the maximum height may not exceed 75 feet.
5. Applies to each individual lot. Building coverage and impervious surface area standards for:
 - a. regional uses shall be established at the time of permit review; or
 - b. nonresidential uses in residential zones shall comply with K.C.C. 21A.12.120 and .220.
6. Mobile home parks shall be allowed a base density of six dwelling units per acre.
7. The standards of the R-4 zone shall apply if a lot is less than 15,000 square feet in area.
8. At least 20 linear feet of driveway shall be provided between any garage, carport, or other fenced parking area and the street property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the street property line.
9. Residences shall have a setback of at least 100 feet from any property line adjoining A, M or F zones or existing extractive operations.
10. For townhouse and apartment development, the setback shall be 20 feet along any property line abutting R-1 through R-8, RA and UR zones.
11. On any lot over 1 acre in area, an additional 5 percent may be used for buildings related to agricultural or forestry practices.
12. The maximum building coverage shall be 10 percent where the lot is between 1.0 and 1.25 acres in area. The maximum building coverage shall be 15 percent where the lot is less than 1 acre in area.
13. The impervious surface area shall be twenty percent when the lot is between 1.0 and 1.25 acres, and thirty-five percent when the lot is less than 1 acre in area.
14. The base height for projects using residential density incentives and transfer of density credits pursuant to this title is 80 feet. In all other cases, the base height is 60 feet.

SECTION 341.

21A.12.040 A

Densities and Dimensions - Resource and Commercial/Industrial Zones

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STANDARDS	ZONES	RESOURCE				COMMERCIAL/INDUSTRIAL				
		AGRICULTURE		FOREST	MINERAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL
		A-10	A-35	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre		0.1 du/ao	.0286 du/ac	.0125 du/ao		8 du/ac (2)	18 du/ac (2)	36 du/ac (2)	36 du/ac (2)	
Maximum Density: Dwelling Unit/Acre						12 du/ac (3)	24 du/ac (3)	48 du/ac (3)	48 du/ac (3)	
Minimum Lot Area		10 acres	35 acres	80 acres	10 acres					
Minimum Depth/ Width (1)		4 to 1	4 to 1							
Minimum Street Setback		30 ft	30 ft	100 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft
Minimum Interior Setback		10 ft	10 ft	100 ft (4)	(12)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) 50 ft (8)
Base Height (10)		35 ft	35 Ft			35 ft 45 ft (6)	35 ft 60 ft (6)	35 ft 65 ft (6)	45 ft 60 ft (6)	45 ft
Maximum Building Coverage: Percentage		5% 15%(11)	5% 15%(11)	5% 15%(11)						
Maximum Floor/Lot Ratio: Square Feet						1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage		15% 35%(11)	10% 35%(11)	10% 35%(11)		85%	85%	90%	75%	90%

21A.12.040 B. DEVELOPMENT CONDITIONS.

1. The depth-to-width ratio shall be no greater than the ratio indicated.
2. These densities are allowed only through the application of mixed use development standards.
3. These densities may only be achieved through the application of residential density incentives or transfer of density credits in mixed use developments, see K.C.C. 21A.32 and 21A.34.
4. Scaling stations may be located 35 feet from property lines. Residences shall have a setback of at least 30 from all property lines.
5. Gas station pump islands shall be placed no closer than 25 feet to street front lines.
6. This base height allowed only for mixed use developments.
7. Required on property lines adjoining residential zones.
8. Required on property lines adjoining residential zones for industrial uses established by conditional use permits.
9. The floor/lot ratio for mixed use developments shall conform to K.C.C. 21A.14.
10. Height limits may be increased when portions of the structure building which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, provided the maximum height may exceed 75 feet only in mixed use developments.
11. Applicable only to lots containing less than one acre of lot area.
12. See Section 21A.22.060 for setback requirements in the mineral zone.

SECTION 342.

21A.12.050 Measurement methods. The following provisions shall be used to determine compliance with this title:

- A. Street setbacks shall be measured from the existing edge of a street right-of-way or temporary turnaround, except as provided by K.C.C. 21A.12.150;
- B. Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot, provided that an access easement shall not be included within the circle;
- C. Building height shall be measured from the average finished grade to the highest point of the roof. The average finished grade shall be determined by first delineating the smallest square or rectangle which can enclose the building and then averaging the elevations taken at the midpoint of each side of the square or rectangle, provided that the measured elevations do not include berms;
- D. Lot area shall be the total horizontal land area contained within the boundaries of a lot; and
- E. Impervious surface calculations shall not include areas of turf, landscaping, natural vegetation, or surface water retention/detention facilities.

SECTION 343.

21A.12.060 Minimum Urban Residential Density. Minimum density for residential development in the urban areas designated by the comprehensive plan shall be based on the tables in K.C.C. 21A.12.030, adjusted as provided for in 21A.12.070 - .080.

- A. A proposal may be phased, when compliance with the minimum density requirement results in noncompliance with the standards of K.C.C. 21A.28, provided the overall density of the proposal is consistent with this section.
- B. Minimum density requirements may be waived by King County if the applicant demonstrates one or more of the following:
 - 1. The proposed layout of the lots in a subdivision or the buildings in a multiple dwelling development will not preclude future residential development consistent with the minimum density of the zone.
 - 2. The non-sensitive area of the parcel is of a size or configuration that results in lots which cannot meet the minimum dimensional requirements of the zone.
 - 3. In the R-12 through R-48 zones, the area of the parcel required to accommodate storm water facilities exceeds 10 percent of the area of the site.
 - 4. The site contains a national, state or county historic landmark.

SECTION 344.

21A.12.070 Calculations - allowable dwelling units or floor area. Permitted number of units or floor area shall be determined as follows:

- A. The maximum allowed number of dwelling units shall be computed by multiplying the site area (in acres) by the applicable residential density;
- B. The allowed floor area, which excludes structured or underground parking areas and mechanical equipment shall be computed by multiplying the project site area by the applicable floor/lot area ratio; and
- C. When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:
 - 1. Fractions of .50 or above shall be rounded up; and
 - 2. Fractions below .50 shall be rounded down.

SECTION 345.

21A.12.080 Calculations - site area used for density and floor area calculations.

- A. All areas of a site may be used in the calculation of allowed residential density or project floor area except as outlined under the provisions of subsection B. and C..
- B. Submerged lands shall not be credited toward density or floor area calculations.

C. Sites containing sensitive areas shall be further subject to the following provisions when calculating density or floor area:

1. Full credit shall be given to areas of a site in the following hazard areas:
 - a. coal mine,
 - b. erosion,
 - c. seismic,
 - d. volcanic, and
 - e. flood.
2. No credit shall be given to areas of the site actually contained in:
 - a. streams, and
 - b. wetlands.
3. Partial credit pursuant to K.C.C. 21A.12.080C.4. shall be given to areas of the site in:
 - a. any sensitive area buffers required pursuant to K.C.C. 21A.24,
 - b. steep slope hazard areas, and
 - c. landslide hazard areas.
4. The areas outlined in K.C.C. 21A.12.080.C.3 shall be given partial credit as follows:

<u>Percentage of site in any sensitive area or buffer</u>	<u>Amount of density credit</u>
<u>0-10%</u>	<u>100%</u>
<u>For sites containing between 11 and 100% sensitive areas and/or buffers:</u>	<u>1% reduction of density credit for every percentage of area within a sensitive area and buffer over the initial 10% applied to the area within a sensitive area and buffer.</u>

Example: For a site containing 15% of its area in sensitive areas and buffers, a 5% reduction shall be applied to the density for the area within sensitive areas and/or buffers (95% density applied to the area within sensitive areas and/or buffers).

SECTION 346.

21A.12.090 Lot area - prohibited reduction. Any portion of a lot that was used to calculate compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot.

SECTION 347.

21A.12.100 Lot area - minimum lot area for construction. Except as provided for nonconformances in K.C.C. 21A.32:

- A. In the UR and R zones no construction shall be permitted on a lot that contains an area of less than 2,500 square feet or that does not comply with the applicable minimum lot width, except for townhouse developments or zero-lot-line subdivisions; and
- B. In the A, F or RA zones:
 1. Construction shall not be permitted on a lot containing less than 5,000 square feet; and
 2. Construction shall be limited to one dwelling unit and residential accessory uses for lots containing greater than 5,000 square feet, but less than 12,500 square feet.

SECTION 348.

21A.12.110 Measurement of setbacks. A. Interior setback: the interior setback is measured from the interior lot line to a line parallel to and measured perpendicularly from the interior lot lines at the depth prescribed for each zone.

B. Street setback: the street setback is measured from the street right-of-way or the edge of a surface improvement which extends beyond a right-of-way, whichever is closer to the proposed structure, to a line parallel to and measured perpendicularly from the street right-of-way or the edge of the surface improvement at the depth prescribed for each zone.

SECTION 349.

21A.12.120 Setbacks - Specific building or use. When a building or use is required to maintain a specific setback from a property line or other building, such setback shall apply only to the specified building or use.

SECTION 350.

21A.12.130 Setbacks - modifications. The following setback modifications are permitted:

- A. When the common property line of two lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property line; and
- B. When a lot is located between lots having nonconforming street setbacks, the required street setback for such lot may be the average of the two nonconforming setbacks or 60 percent of the required street setback, whichever results in the greater street setback.

SECTION 351.

21A.12.140 Setbacks - from regional utility corridors. A. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.

- B. In other types of land development permits, easements shall be used to delineate such corridors.
- C. All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor.

SECTION 352.

21A.12.150 Setbacks - from alley. A. Structures may be built to a property line abutting an alley, except as provided in subsection B.

B. Vehicle access points from garages, carports or fenced parking areas shall be set back from the alley property line to provide a straight line length of at least 26 feet from the access point to the opposite edge of the alley. No portion of the garage or the door in motion may cross the property line.

SECTION 353.

21A.12.160 Setbacks - adjoining half-street or designated arterial. In addition to providing the standard street setback, a lot adjoining a half-street or designated arterial shall provide an additional width of street setback sufficient to accommodate construction of the planned half-street or arterial.

SECTION 354.

21A.12.170 Setbacks - projections allowed. Projections may extend into required setbacks as follows:

A. Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into any setback, provided such projections are:

- 1. Limited to two per facade;
- 2. Not wider than 10 feet; and
- 3. Not more than 24 inches into an interior setback or 30 inches into a street setback;

B. Uncovered porches and decks which exceed 18 inches above the finished grade may project:

- 1. Eighteen inches into interior setbacks, and
- 2. Five feet into the street setback;

- C. Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the property line;
- D. Eaves may not project more than:
 1. Eighteen inches into an interior setback,
 2. Twenty-four inches into a street setback, or
 3. Eighteen inches across a lot line in a zero-lot-line development; and
- E. Fences with a height of six feet or less may project into any setback, provided that the sight distance requirements of K.C.C. 21A.12.210 are maintained.

SECTION 355.

21A.12.180 Height - exceptions to limits. The following structures may be erected above the height limits of K.C.C. 21A.12.030-.050.

- A. Roof structures housing or screening elevators, stairways, tanks, ventilating fans or similar equipment required for building operation and maintenance; and
- B. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks, church steeples, communication transmission and receiving structures, utility line towers and poles, and similar structures.

SECTION 356.

21A.12.190 Height - limits near major airports. No building or structure shall be erected nor shall any tree be allowed to grow to a height in excess of the height limit established by the Airport Height Maps for the Seattle-Tacoma International Airport and the King County Airport (Boeing Field).

SECTION 357.

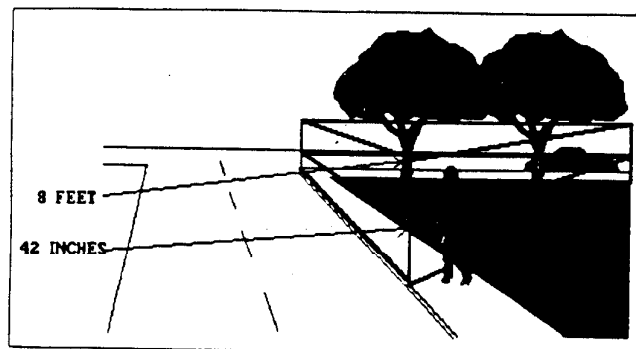
21A.12.200 Lot divided by zone boundary. When a lot is divided by a zone boundary, the following rules shall apply:

- A. When a lot contains both residential and non-residential zoning, the zone boundary between the zones shall be considered a lot line for determining permitted building height and required setbacks on the site;
- B. When a lot contains residential zones of varying density, any residential density transfer within the lot shall only be allowed from the portion with the lesser residential density to that of the greater residential density; and
- C. Uses on each portion of the lot shall only be those permitted in each zone pursuant to K.C.C. 21A.08.

SECTION 358.

21A.12.210 Sight distance requirements. Except for utility poles and traffic control signs, the following sight distance provisions shall apply to all intersections and site access points:

- A. A sight distance triangle area as determined by Section 21A.12.210.B shall contain no fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstruction between 42 inches and eight feet above the existing street grade;



NOTE: The area of a sight distance triangle between 42 inches and eight feet above the existing street grade shall remain open.

- B. The sight distance triangle at:
1. A street intersection shall be determined by measuring 15 feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two sides of the triangle; or
 2. A site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the endpoints of the first two sides of each triangle; and
- C. The director may require modification or removal of structures or landscaping located in required street setbacks, if:
1. Such improvements prevent adequate sight distance to drivers entering or leaving a driveway, and,
 2. No reasonable driveway relocation alternative for an adjoining lot is feasible.

SECTION 359.

21A.12.220 Nonresidential land uses in residential zones. Except for utility facilities, personal service and retail establishments, and uses listed in K.C.C. 21A.08.100, all nonresidential uses located in the RA, UR, or R zones shall be subject to the following requirements:

- A. Building coverage shall not exceed:
1. Twenty percent of the site in the RA zone.
 2. Forty percent of the site in the UR and the R-1 through R-8 zones.
 3. Sixty percent of the site in the R-12 through R-48 zones.
- B. Impervious surface coverage shall not exceed:
1. Thirty-five percent of the site in the RA zone.
 2. Sixty percent of the site in the UR and the R-1 through R-8 zones.
 3. Eighty percent of the site in the R-12 through R-48 zones.
- C. Buildings and structures, except fences and wire or mesh backstops, shall not be closer than 30 feet to any property line, except as provided in subsection D.
- D. Single detached dwelling allowed as accessory to a church or school shall conform to the setback requirements of the zone.
- E. Parking areas are permitted within the required setback area from property lines, provided such parking areas are located outside of the required landscape area.
- F. Sites shall abut or be accessible from at least one public street functioning at a level consistent with King County Road Design Standards. New high school sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards.
- G. The base height shall conform to the zone in which the use is located.
- H. Building illumination and lighted signs shall be designed so that no direct rays of light are projected into neighboring residences or onto any street right-of-way

SECTION 360.

21A.12.230 Personal services and retail uses in residential zones. The general personal service use (SIC # 72 except 7216, 7218 and 7261) listed in K.C.C. 21A.08.050 and the retail uses, except agricultural crop sales, listed in K.C.C. 21A.08.070 which are located in the R-4 through R-48 zones shall be subject to the following requirements:

- A. Each individual establishment shall not exceed 5,000 square feet of gross floor area and the combined total of all contiguous commercial establishments shall not exceed 15,000 square feet of gross floor area;
- B. Establishments shall not be located less than one mile from another commercial establishment, unless located with other establishments meeting the criteria in paragraph A.;
- C. Establishment sites shall abut an intersection of two public streets, each of which is designated as a neighborhood collector or arterial and which has improved pedestrian facilities for at least 1/4th mile from the site;

- D. The maximum on-site parking ratios for establishments and sites shall be 2 per 1000 square feet and required parking shall not be located between the building(s) and the street; and
- E. Buildings shall comply with the building facade modulation and roofline variation requirements in K.C.C. 21A.14.080 and .090 and at least one facade of the building shall be located within five feet of the sidewalk.
- F. If the personal service or retail use is located in a building with multifamily uses, then the commercial use shall be on the ground floor and shall not exceed 25 percent of the total floor area of the building.
- G. Sign and landscaping standards for the use apply.

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**CHAPTER 21A.14 DEVELOPMENT STANDARDS
DESIGN REQUIREMENTS**

SECTIONS:

21A.14.010	Purpose
21A.14.020	General layout standards
21A.14.030	Lot segregations - Zero lot line development
21A.14.040	Lot segregations - Clustered development
21A.14.050	Lot segregations - UR zone reserve tract
21A.14.060	Townhouse development
21A.14.070	Attached dwellings and group residences - Applicability
21A.14.080	Attached dwellings and group residences - Vehicular access and parking lactation
21A.14.090	Attached dwellings and group residences - Building facade modulation
21A.14.100	Attached dwellings and group residences - Roofline variation
21A.14.110	Mixed use development - Limits on residential uses
21A.14.120	Mixed use development - Residential density
21A.14.130	Mixed use development - Building floor area
21A.14.140	Mixed use development - Shared parking
21A.14.150	Mobile home parks - Shared parking
21A.14.160	Mobile home parks - Standards for new parks
21A.14.170	Mobile home parks - Alternative design standards
21A.14.180	On-site recreation - Space required
21A.14.190	On-site recreation - Play areas required
21A.14.200	On-site recreation - Maintenance of recreation space or dedication
21A.14.210	Storage space and collection points for recyclables
21A.14.220	Fences
21A.14.230	Trail corridors - Applicability
21A.14.240	Trail corridors - Design standards
21A.14.250	Trail corridors - Maintenance of trail corridors/improvements

SECTION 361.

21A.14.010 Purpose. The purpose of this chapter is to improve the quality of urban development by providing building and site design standards that:

- A. Reduce the visual impact of large residential buildings from adjacent streets and properties;
- B. Enhance the aesthetic character of large residential buildings;
- C. Contain sufficient flexibility of standards to encourage creative and innovative site and building design; and
- D. Meet the on-site recreation needs of project residents.

SECTION 362.

21A.14.020 General layout standards. For residential developments in the UR and R zones: A. The maximum length of blocks shall be 1,320 feet; and

- B. Except for corner lots, lots for single detached dwellings shall not have street frontage along two sides unless one of said streets is a neighborhood collector street or an arterial street.

SECTION 363.

21A.14.030 Lot segregations - Zero lot line development. In any UR or R zone, interior setbacks may be modified during subdivision or short subdivision review as follows:

A. If a building is proposed to be located within a normally required interior setback:

1. An easement shall be provided on the abutting lot of the subdivision that is wide enough to ensure a 10-foot separation between the walls of structures on adjoining lots, except as provided for common wall construction;

2. The easement area shall be free of structures and other obstructions that would prevent normal repair and maintenance of the structure's exterior;

3. Buildings utilizing reduced setbacks shall not have doors that open directly onto the private yard areas of abutting property. Windows in such buildings shall not be oriented toward such private yard areas unless they consist of materials such as glass block, textured glass, or other opaque materials, and shall not be capable of being opened, except for clerestory-style windows or skylights; and

4. The final plat or short plat shall show the approximate location of buildings proposed to be placed in a standard setback area.

B. In the UR or R zones, setbacks on existing individual lots may be modified provided that the standards set forth in subsection A-1 of this section are met.

SECTION 364.

21A.14.040 Lot segregations - Clustered development. When residential lot clustering is proposed, the following provisions shall be met:

A. Any open space resulting from lot clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Such open spaces may be retained under ownership by the subdivider, conveyed to residents of the development, or conveyed to a third party;

B. In the RA zone:

1. No more than eight lots of less than 2.5 acres shall be allowed in a cluster;

2. No more than eight lots of less than 2.5 acres shall be served by a single cul-de-sac street;

3. Clusters containing two or more lots of less than 2.5 acres, whether in the same or adjacent developments, shall be separated from similar clusters by at least 120 feet, and

4. The overall amount, and the individual degree of clustering shall be limited to a level that can be adequately served by rural facilities and services, including, but not limited to on-site sewage disposal systems and rural roadways.

SECTION 365.

21A.14.050 Lot segregations - UR zone reserve tract. Subdivision of UR zoned property of 10 or more acres shall be required to be clustered and a reserve tract shall be created for future development pursuant to the following provisions:

A. The reserve tract shall be no less than 75 percent of the net developable area of the property to be subdivided.

B. The reserve tract shall be configured to contain lands with topography and natural features that allow future conversion of the reserve tract to residential development at urban densities.

C. The reserve tract may contain a single dwelling unit, provided:

1. The unit was included in the overall density calculations for the original subdivision creating the reserve tract, and

2. The unit was noted on the face of the original subdivision (plat or short plat).

D. The reserve tract shall not be altered or disturbed except as specified on the face of the original subdivision (plat or short plat).

E. The reserve tract may be retained under the ownership of the subdivider, conveyed to residents of the subdivisions, or conveyed to a third party. Regardless of ownership of the reserve tract, all restrictions relative to the reserve tract shall apply.

- F. The reserve tract shall not be used to satisfy the recreation space requirement of the original subdivision.
- G. The layout of the lots and roadways created in the original subdivision shall facilitate future development of the reserve tract.
- H. The lots created in the original subdivision shall be of a sufficient area to comply with on-site sewage disposal requirements, if public sewers are not available.
- I. The reserve tract shall not be eligible for further subdivision until such time that reclassification of the reserve tract occurs pursuant to the community plan area zoning process outlined in K.C.C. 20.08.030.
- J. Any proposed subsequent development on the reserve tract shall be governed by the development standards in effect at the time of such development.

SECTION 366.

21A.14.060 Townhouse development. In the R-1 through R-8 zones, a building that contains a grouping of attached townhouse units shall not exceed a 200 foot maximum length without a separation of at least 20 feet from other groupings or rows of townhouses.

SECTION 367.

21A.14.070 Attached dwellings and group residences - Applicability. The standards of K.C.C. 21A.14.080 through 21A.14.100 shall apply to all new apartment developments exceeding four dwelling units, new townhouse development and new group residences except Class I Community Residential Facilities ("CRF-I"). Expansions of existing development that involve four or more dwelling units shall be subject to compliance with K.C.C. 21A.14.080 to 21A.14.100.

SECTION 368.

- 21A.14.080 Attached dwellings and group residences - Vehicular access and parking location.**
- A. On sites abutting an alley constructed to a width of at least 20 feet, apartment and townhouse development and all group residences except Class I Community Residential Facilities ("CRF-i) shall have parking areas placed to the rear of buildings with primary vehicular access via the alley, except when waived by the director due to physical site limitations.
- B. When alley access is provided, no additional driveway access from the public street shall be allowed except as necessary to access parking under the structure.
- C. When common parking facilities for attached dwellings and group residences exceed 30 spaces, no more than 50 percent of the required parking shall be permitted between the street property line and any building, except when authorized by the director due to physical site limitations.

SECTION 369.

21A.14.090 Attached dwellings and group residences - Building facade modulation. Apartment and townhouse developments and all group residences shall provide building facade modulation on facades exceeding 60 feet and facing abutting streets or properties zoned R-1 through R-8. The following standards shall apply:

- A. The maximum wall length without modulation shall be 30 feet;
- B. The minimum modulation depth shall be three feet; and
- C. The minimum modulation width shall be eight feet.

SECTION 370.

21A.14.100 Attached dwellings and group residences - Roofline variation. Apartments and townhouse developments and all group residences shall provide roofline variation on rooflines exceeding 60 feet according to the following standards:

- A. The maximum roof length without variation shall be 30 feet;
- B. The minimum horizontal or vertical offset shall be three feet;
- C. The minimum variation length shall be eight feet; and

D. Roofline variation shall be achieved using one or more of the following methods:

1. Vertical off-set in ridge line;
2. Horizontal off-set in ridge line;
3. Variations of roof pitch;
4. Gables;
5. False facades; or
6. Any other technique approved by the director that achieves the intent of this section.

SECTION 371.

21A.14.110 Mixed use development - Percentages of residential uses. Residential uses in mixed use developments shall be provided as follows:

- A. A minimum of twenty-five percent to a maximum of fifty percent of the total built floor area when located in NB zones; and
- B. A minimum of fifty percent to a maximum of seventy-five percent of the total built floor area when located in CB, RB and O zones, provided that the total percentage may be increased by an additional fifteen percent with the approval of a conditional use permit.

SECTION 372.

21A.14.120 Mixed use development - Residential density. Base residential density for mixed use developments shall be determined using total site area according to K.C.C. 21A.12.040A.

SECTION 373.

21A.14.130 Mixed use development - Building floor area. A. The building floor area ratio for mixed use developments shall be as follows:

1. 1.5/1 in NB zones;
2. 3.5/1 in CB zones; and
3. 4.0/1 in RB and O zones;

B. Building floor area ratios of K.C.C. 21A.14.130A may be increased when all required parking is contained within a common parking structure, as follows:

1. 2.0/1 in NB zones;
2. 4.5/1 in CB zones; and
3. 5.0/1 in RB and O zones.

SECTION 374.

21A.14.140 Mixed use development - Shared parking. For mixed use developments, a 20 percent reduction of required parking shall be permitted when the criteria of K.C.C. 21A.18.040. for shared parking facilities are met.

SECTION 375.

21A.14.150 Mobile home parks - Standards for existing parks. A. Mobile home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved.

B. Placement of new accessory structures and replacement mobile homes, either standard or nonstandard, in these mobile home parks shall be governed by the dimensional standards in effect when the parks were approved, unless two or more replacement mobile homes are proposed to be installed adjacent to each other under the flexible setback option set forth in K.C.C. 21A.14.170. Where internal setbacks are not specified, the average of the prevailing setbacks on the pads to either side of the proposed new or replacement structure shall apply.

C. No spaces or pads in an existing mobile home park shall be used to accommodate recreational vehicles (RVs), except when the spaces or pads were specifically for RVs at the time the park was established.

D. An existing mobile home park may be enlarged, provided the proposed enlargement meets the standards set forth in K.C.C. 21A.14.160 and K.C.C. 21A.14.170.

E. Both insignia and non-insignia mobile homes may be installed in established parks, provided that all mobile homes supported by piers shall be fully skirted, and that nonstandard mobile homes shall meet the minimum livability and safety requirements set forth in K.C.C. Title 16, Building Code and Construction Standards.

SECTION 376.

21A.14.160 Mobile home parks - Standards for new parks. New mobile home parks shall be developed subject to the following standards:

A. A mobile home park shall be at least three acres in area;

B. Residential densities in a mobile home park shall be as follows:

1. Six dwellings per acre in R-4 zone;

2. The base density of the zone in which the park is located in all R-6 through R-48 zones; and

3. Mobile home parks shall be eligible to achieve the maximum density permitted in the zone by providing the affordable housing benefit for mobile home parks set forth in K.C.C. 21A.34;

C. Both insignia and non-insignia mobile homes may be installed in mobile home parks, provided that non-insignia mobile homes shall meet the minimum livability and safety requirements set forth in K.C.C. Title 16, Building Code;

D. A mobile home park shall be exempt from the building coverage and impervious surface limits set forth in K.C.C. 21A.12;

E. At least one of the off-street parking spaces required for each mobile home shall be located on or adjacent to each mobile home pad;

F. Internal roads and sidewalks shall provide access to each mobile home space and shall be constructed in accordance with the adopted King County road standards for residential minor access streets;

G. There shall be a minimum of ten feet of separation maintained between all mobile homes on the site, unless the flexible setback option set forth in K.C.C. 21A.14.170 is used. Accessory structures shall be located no closer than:

1. Ten feet to mobile homes on adjacent spaces, unless constructed of noncombustible materials, in which case the minimum setback shall be five feet;

2. Five feet to accessory structures of mobile homes on adjacent spaces; and

3. Five feet to the mobile home or other accessory structures on the same space, except a carport or garage may be attached to the mobile home, and the separation may be waived when such structures are constructed of noncombustible materials;

H. All mobile homes and RVs supported by piers shall be fully skirted; and

I. A mobile home park may include a storage area for RVs owned by residents of the park, provided the storage area contains no utility hook-ups and no RV within the storage area shall be used as living quarters.

SECTION 377.

21A.14.170 Mobile home parks - Alternative design standards. As an alternative to the building separation and internal street standards of K.C.C. 21A.14.160:

A. Building separation requirements or setbacks between mobile homes and accessory structures on adjacent spaces may be modified, provided:

1. The common walls meet the fire protection standards set forth in the Uniform Building Code and the standards set forth in the Uniform Fire Code for duplexes, multifamily and condominium developments, as applicable; and

2. Rental agreement clauses, by-laws or other legal mechanisms stipulate maintenance responsibilities for structures, fences and yards;

- B. Private streets may be used with a minimum driving surface of 22 feet in width, provided:
1. The streets comply in all other respects with the road standards;
 2. All required parking is located off-street and as specified in K.C.C. 21A.14.160.E; and
 3. Such streets shall not:
 - a. directly connect two or more points of vehicular access to the park; or
 - b. serve over 100 dwelling units within the park.

SECTION 378.

21A.14.180 On-site recreation - Space required. A. Residential developments of more than four units in the UR and R zones, and mixed use developments of more than four units, shall provide recreation space as follows:

1. Residential subdivision and townhouses developed at a density of eight units or less per acre - 390 square feet per unit;
2. Mobile home park - 260 square feet per unit; and
3. Apartment, townhouses developed at a density of greater than eight units per acre, and mixed use:

- a. Studio and one bedroom - 90 square feet per unit;
- b. Two bedroom - 130 square feet per unit; and
- c. Three or more bedroom - 170 square feet per unit;

B. Any recreation space located outdoors shall:

1. Be of a grade and surface suitable for recreation;
2. Be on the site of the proposed development;
3. Contain at least 5,000 square feet in area, provided that when more than one recreation space is proposed, only one of the proposed recreation spaces is required to meet the area requirement;
4. Have no dimensions less than 30 feet (except trail segments);
5. In single detached or townhouse subdivision development, have a street roadway or parking area frontage along 10 to 50 percent of the recreation space perimeter (except trail segments);
6. Be centrally located and accessible and convenient to all residents within the development ; and
7. Be connected by trail or walkway to any existing or planned community park, public open space or trail system, which may be located on adjoining property.

C. Indoor recreation areas may be credited towards the total recreation space requirement, when the county determines that such areas are located, designed and improved in a manner which provides recreational opportunities functionally equivalent to those recreational opportunities available outdoors.

SECTION 379.

21A.14.190 On-site recreation - Play areas required. A. All single detached subdivisions, apartment, townhouse, and mixed use development, excluding age restricted senior citizen housing, shall provide tot/children play areas within the recreation space on-site, except when facilities are available within 1/4 mile that are developed as public parks or playgrounds and are accessible without crossing of arterial streets.

B. If any play apparatus is provided in the play area, the apparatus shall meet Consumer Product Safety Standards for equipment, soft surfacing and spacing, and shall be located in an area that is:

1. At least 400 square feet in size with no dimension less than 20 feet; and
2. Adjacent to main pedestrian paths or near building entrances.

SECTION 380.

21A.14.200 On-site recreation - Maintenance of recreation space or dedication. A. Recreation space as defined in 21A.14.180. B may be dedicated as a public park in lieu of providing the on-site recreation required above when the following criteria are met:

1. The dedicated area is at least 20 acres in size, except when adjacent to an existing or planned county park; and
 2. The dedicated land provides one or more of the following:
 - a. Shoreline access,
 - b. Regional trail linkages,
 - c. Habitat linkages,
 - d. Recreation facilities, or
 - e. Heritage sites; and
 3. The dedicated area is located within 1 mile of the project site.
- B. Unless the recreation space is dedicated to King County pursuant to subsection A., maintenance of any recreation space retained in private ownership shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to parks division.

SECTION 381.

21A.14.210 Storage space and collection points for recyclables. Developments shall provide storage space for the collection of recyclables as follows:

A. The storage space shall be provided at the rate of:

1. One and one-half square feet per dwelling unit in multiple-dwelling developments except where the development is participating in a county-sponsored or approved direct collection program in which individual recycling bins are used for curbside collection;
2. Two square feet per every 1,000 square feet of building gross floor area in office, educational and institutional developments;
3. Three square feet per every 1,000 square feet of building gross floor area in manufacturing and other non-residential developments; and
4. Five square feet per every 1,000 square feet of building gross floor area in retail developments.

B. The storage space for residential developments shall be apportioned and located in collection points as follows:

1. The required storage area shall be dispersed in collection points throughout the site when a residential development comprises more than one building.
2. There shall be one collection point for every 30 dwelling units.
3. Collection points may be located within residential buildings, in separate buildings/structures without dwelling units, or outdoors.
4. Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.
5. Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.

C. The storage space for non-residential development shall be apportioned and located in collection points as follows:

1. Storage space may be allocated to a centralized collection point.
2. Outdoor collection points shall not be located in any required setback areas.
3. Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.
4. Access to collection points may be limited, except during regular business hours and/or specified collection hours.

D. The collection points shall be designed as follows:

1. Dimensions of the collection points shall be of sufficient width and depth to enclose containers for recyclables.
2. Architectural design of any structure enclosing an outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.

3. Collection points shall be identified by signs not exceeding two square feet.
 4. A six foot wall or fence shall enclose any outdoor collection point, excluding collection points located in industrial developments that are greater than 100 feet from residentially zoned property.
 5. Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet.
 6. Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.
- E. Only recyclable materials generated on-site shall be collected and stored at such collection points. Except for initial sorting of recyclables by users, all other processing of such materials shall be conducted off-site.

SECTION 382.

21A.14.220 Fences. Fences are permitted as follows:

- A. Fences exceeding a height of six feet shall comply with the applicable street and interior setbacks of the zone in which the property is located;
- B. The height of a fence located on a rockery, retaining wall, or berm shall be measured from the top of the fence to the ground on the low side of the rockery, retaining wall, or berm;
- C. When a protective fence is located on top of a rockery within the required setback area, any portion of the fence above a height of six feet shall be an open-work fence;
- D. Electric fences shall:
 1. Be permitted in all zones, provided that when placed within R-4 through R-48 zones, additional fencing or other barriers shall be constructed to prevent inadvertent contact with the electric fence from abutting property;
 2. Comply with the following requirements:
 - a. An electric fence using an interrupted flow of current at intervals of about one second on and two seconds off shall be limited to 2,000 volts at 17 milliamp;
 - b. An electric fence using continuous current shall be limited to 1,500 volts at seven milliamp;
 - c. All electric fences in the R-4 through R-48 zones shall be posted with permanent signs a minimum of 36 square inches in area at 50 foot intervals stating that the fence is electrified; and
 - d. Electric fences sold as a complete and assembled unit can be installed by an owner if the controlling elements of the installation are certified by an A.N.S.I. approved testing agency; and
 - E. Except as specifically required for the necessary security related to a nonresidential use, no barbed or razor-wire fence shall be located in any R-4 through R-48 zone.

SECTION 383.

21A.14.230 Trail Corridors - Applicability. Trail easements shall be provided by any development, except for single detached residential permits, when such developments are located within any community or regional trail corridor identified by an adopted King County Functional Plan or Community Plan identifying community and/or regional trail systems. The residents or tenants of the development shall be provided access to the trail easement. The area of the trail easement shall be counted as part of the site for purposes of density and floor area calculations.

SECTION 384.

21A.14.240 Trail Corridors - Design standards. Trail design shall be reviewed by the parks department for consistency with adopted standards for:

- A. Width of the trail corridor;
- B. Location of the trail corridor on the site;
- C. Surfacing improvements; and

D. Use(s) permitted within the corridor.

SECTION 385.

21A.14.250 Trail Corridors - Maintenance of trail corridors/improvements. Maintenance of any trail corridor or improvements, retained in private ownership, shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the parks division.

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**CHAPTER 21A.16 DEVELOPMENT STANDARDS
TREE RETENTION AND LANDSCAPING**

SECTIONS:

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SECTION 386.

21A.16.010 Purpose. The purpose of this chapter is to preserve the aesthetic character of communities; to improve the aesthetic quality of the built environment; to promote retention and protection of existing vegetation; to reduce the impacts of development on drainage systems and natural habitats; and to increase privacy for residential zones by:

- A. Providing visual relief from large expanses of parking areas and reduction of perceived building scale;
- B. Providing physical separation between residential and non-residential areas;
- C. Providing visual screens and barriers as a transition between differing land uses;
- D. Retaining existing vegetation and significant trees by incorporating them into the site design; and
- E. Providing increased areas of permeable surfaces to allow for:
 1. Infiltration of surface water into groundwater resources;
 2. Reduction in the quantity of storm water discharge; and
 3. Improvement in the quality of storm water discharge.

SECTION 387.

21A.16.020 Application. Except for communication facilities regulated pursuant to K.C.C. 21A.26, all new development listed in K.C.C. 21A.16.030 shall be subject to the landscaping and significant tree retention provisions of this chapter, provided that specific landscaping and tree retention provisions for uses established through a conditional use permit or a special use permit shall be determined during the applicable review process. For the purpose of this chapter, a new development is one that requires a change of occupancy permit or a substantial improvement as defined in K.C.C. 21A.06.

SECTION 388.

21A.16.030 Land use grouping. In order to facilitate the application of this chapter, the land uses of K.C.C. 21A.08 have been grouped in the following manner.

- A. Residential development shall refer to those uses listed in K.C.C. 21A.08.030, except those uses listed under Accessory uses, provided:
1. Attached/group residences shall refer to:
 - a. townhouses;
 - b. apartments;
 - c. senior citizen assisted;
 - d. temporary lodging; and
 - e. group residences other than Type I community residential facilities;
 - f. mobile home parks; and
 2. Single detached development shall refer to:
 - a. residential subdivisions; and
 - b. type I community residential facilities.
- B. Commercial development shall refer to those uses in:
1. K.C.C. 21A.08.040 as amusement/entertainment uses, except golf facilities;
 2. K.C.C. 21A.08.050 except recycling centers, health and educational services, daycare I, churches, synagogues, and temples; and
 3. K.C.C. 21A.08.070, except forest product sales and agricultural crop sales.
- C. Industrial development shall refer to those listed in:
1. K.C.C. 21A.08.050 as recycling center;
 2. K.C.C. 21A.08.060 except government services;
 3. K.C.C. 21A.08.080; and
 4. K.C.C. 21A.08.090 as mineral extraction and processing.
- D. Institutional development shall refer to those uses listed in:
1. K.C.C. 21A.08.040 as cultural uses, except arboretums;
 2. K.C.C. 21A.08.050 as churches, synagogues and temples, health services, and education services except specialized instruction schools permitted as an accessory use; and
 3. K.C.C. 21A.08.060 as government services.
- E. Utility development shall refer to those listed in K.C.C. 21A.08.060 as utility facilities.
- F. Uses contained in K.C.C. 21A.08 that are not listed in subsections A-E of this section shall not be subject to landscaping and tree retention except as specified in any applicable review of a conditional use or special use permits.

SECTION 389.

21A.16.040 Landscaping - types and description. The four types of landscaping are described and applied as follows:

A. Type I landscaping:

1. Type I landscaping is a "full screen" that functions as a visual barrier. This landscaping is typically found adjacent to freeways and between residential and non-residential areas.
2. Type I landscaping shall consist of:
 - a. A mix of primarily evergreen trees and shrubs placed to form a continuous screen;
 - b. At least 70 percent evergreen trees;
 - c. Evergreen trees spaced no more than 15 feet on center;
 - d. Broadleaf trees spaced no more than 20 feet on center;
 - e. Evergreen shrubs spaced no more than four feet apart; and
 - f. Ground cover pursuant to K.C.C. 21A.16.090;

B. Type II landscaping:

1. Type II landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between commercial and industrial uses; between differing types of residential development; and to screen industrial uses from the street;

2. Type II landscaping shall consist of:
 - a. A mix of evergreen and broadleaf trees and shrubs spaced to create a filtered screen;
 - b. At least 50 percent broadleaf trees and at least 30 percent evergreen trees;
 - c. Evergreen trees spaced no more than 15 feet on center;
 - d. Broadleaf trees spaced no more than 20 feet on center;
 - e. Shrubs spaced no more than five feet apart; and
 - f. Ground cover pursuant to K.C.C. 21A.16.090;
- C. Type III landscaping:
 1. Type III landscaping is a "see-through buffer" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between apartment developments;
 2. Type III landscaping shall consist of:
 - a. A mix of evergreen and broadleaf trees spaced to create a continuous canopy;
 - b. At least 70 percent broadleaf trees;
 - c. Trees spaced no more than 25 feet on center;
 - d. Shrubs, that do not exceed a height of four feet , spaced no more than four feet apart;
 and
 - e. Ground cover pursuant to K.C.C. 21A.16.090;
- D. Type IV landscaping:
 1. Type IV landscaping is "parking area landscaping" that provides shade and visual relief while maintaining clear sight lines within parking areas;
 2. Type IV landscaping shall consist of:
 - a. Canopy-type broadleaf or evergreen trees, evergreen shrubs and ground covers planted in islands or strips;
 - b. Shrubs that do not exceed a height of four feet;
 - c. Plantings contained in planting islands or strips having an area of at least 75 square feet and with a narrow dimension of no less than four feet;
 - d. Ground cover pursuant to K.C.C. 21A.16.090; and
 - e. At least 70 percent of the trees shall be broadleaf.

SECTION 390.

21A.16.050 Landscaping - street frontages. Perimeter landscaping along street frontages shall be provided as follows:

- A. Twenty feet of Type II landscaping shall be provided for an institutional use, excluding playgrounds and playfields;
- B. Ten feet of Type II landscaping shall be provided for an industrial development;
- C. Ten feet of Type II landscaping shall be provided for an above ground utility facilities development located outside a public right-of-way;
- D. Ten feet of Type III landscaping shall be provided for a commercial or attached/group residence development; and
- E. For single detached subdivisions:
 1. Trees shall be planted at the rate of one tree for every:
 - a. Fifty feet of frontage along a neighborhood collector street; and
 - b. Forty feet of frontage along an arterial street.
 2. The trees shall be:
 - a. Located within the street right-of-way if permitted by the custodial state or local agency;
 - b. No more than 20 feet from the street right-of-way line when located within a lot;
 - c. Maintained by the adjacent landowner unless part of a county maintenance program; and
 - d. A species approved by the county.
 3. The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections.

SECTION 391.

21A.16.060 Landscaping - interior lot lines. Perimeter landscaping along interior lot lines shall be provided as follows:

- A. Twenty feet of Type I landscaping shall be included in a commercial or industrial development along any portion adjacent to a residential development;
- B. Ten feet of Type II landscaping shall be included in an attached/group residence development, except along portions of the development adjacent to another attached/group residence development or any non-residential use the requirement shall be five feet of Type II landscaping;
- C. Ten feet of Type II landscaping shall be included in an industrial development along any portion adjacent to a commercial or institutional development; and
- D. Ten feet of Type II landscaping shall be included in an institutional use, excluding of playgrounds and playfields, or an above-ground subregional utility development, excluding distribution or transmission corridors, when located outside a public right-of-way.

SECTION 392.

21A.16.070 Landscaping - surface parking areas. Type IV landscaping shall be provided within surface parking areas with ten or more parking stall as follows:

- A. Residential developments with common parking areas shall provide planting areas at the rate of 20 square feet per parking stall;
- B. Commercial, industrial, or institutional developments, shall provided landscaping a rate of:
 - 1. Twenty square feet per parking stall when 10 to 30 parking stalls are provided; and
 - 2. Twenty-five square feet per parking stall when 31 or more parking stalls are provided;
- C. Trees shall be provided and distributed throughout the parking area at a rate of:
 - 1. One tree for every five parking stalls for a commercial or industrial development; and
 - 2. One tree for every ten parking stalls for residential or institutional development;
- D. The maximum distance between any parking stall and required parking area landscaping shall be no more than 65 feet;
- E. Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang.

SECTION 393.

21A.16.080 Landscaping - adjacent to freeway rights-of-way. A. All residential developments shall provide a minimum of 20 feet of Type I landscaping adjacent to freeway rights-of-way.

B. All other developments shall provide a minimum of 20 feet of Type III landscaping adjacent to freeway rights-of-way.

SECTION 394.

21A.16.090 Landscaping - general requirements. Landscape designs shall conform to the following provisions:

- A. New landscaping materials shall include species native to the coastal region of the Pacific Northwest or non-invasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest in the following amounts:
 - 1. Seventy-five percent of groundcover and shrubs, and
 - 2. Fifty percent of trees;
- B. At least 60 percent of new landscaping materials shall consist of drought-tolerant species, except where site conditions within the required landscape areas assure adequate moisture for growth;
- C. Existing vegetation may be used to augment new plantings to meet the standards of this chapter;
- D. Broadleaf trees shall have a caliper of at least 1.75 inches at the time of planting. The caliper may be averaged, but no individual tree shall have a caliper of less than 1.5 inches;

- E. Evergreen trees shall be at least six feet in height measured from treetop to the ground at the time of planting;
- F. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows;
- G. Shrubs shall be :
1. Two-gallon size at time of planting in Type II, III and IV landscaping,
 2. At least 24 inches in height at the time of planting for Type I landscaping, and
 3. Maintained at a height not exceeding four feet when located in Type III or IV landscaping;
- H. Ground covers shall be planted and spaced to result in total coverage of the required landscape area within three years as follows:
1. Four-inch pots at 18-inches on center, or
 2. One-gallon or greater sized containers at 24-inches on center;
- I. Grass may be used as ground cover only in Type III and IV landscape areas provided that the grass area:
1. Constitutes no more than 30 percent of such landscape areas; and
 2. Is at least five feet wide at the smallest dimension;
- J. Grass and ground cover areas shall contain at least two inches of composted organic material at finish grade;
- K. All fences shall be placed on the inward side of any required perimeter landscaping.
- L. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1);
- M. Existing soils shall be augmented with a two-inch layer of fully composted organic material rototilled a minimum of six inches deep;
- N. Landscape areas shall be covered with at least two inches of mulch to minimize evaporation. Mulch shall consist of materials such as yard waste, sawdust and/or manure that is fully composted;
- O. Drought-tolerant and nondrought-tolerant species shall be grouped separately and be served by separate irrigation systems ;
- P. Required street landscaping may be placed within King County street rights-of-way subject to the County Road Design Standards with the permission of the King County department of public works, provided adequate space is maintained along the street line to replant the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way.

SECTION 395.

21A.16.100 Landscaping - alternative options. The following alternative landscape options may be allowed only if they accomplish equal or better levels of screening and are subject to county approval:

- A. When the total area for required landscaping and that within the dripline of retained trees exceeds 15 percent of the area of the site, the landscaping requirement may be reduced so that the total required landscape and tree retention area will not exceed the 15 percent of site area;
- B. The width of the perimeter landscape strip may be reduced up to 25 percent along any portion where:
1. Berms at least 3 feet in height or architectural barriers at least six feet in height are incorporated into the landscape design; or
 2. The landscape materials are incorporated elsewhere on-site;
- C. The width of the perimeter landscaping may be reduced up to 25 percent when a development retains an additional 10 percent of significant trees or 10 significant trees per acre on-site (above the requirements of K.C.C. 21A.16.130.C. and D.), whichever is greater;
- D. The landscaping requirement may be modified when existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities would render application of this chapter ineffective or result in scenic view obstruction;

E. In pedestrian district overlays, street perimeter landscaping may be waived provided a site plan, consistent with the applicable adopted area zoning document, is approved that provides street trees and other pedestrian-related amenities; and

F. When an existing structure precludes installation of the total amount of required site perimeter landscaping, such landscaping material shall be incorporated on another portion of the site.

SECTION 396.

21A.16.110 Landscaping - irrigation. A. Except for areas of undisturbed existing vegetation or low areas with existing high soil moisture conditions, landscape areas shall have temporary irrigation systems. Such systems shall be removed after 24 months or two growing seasons, whichever occurs first, provided that the plantings are established;

B. Areas of undisturbed existing vegetation or areas where existing site conditions assure adequate soil moisture for growth within the required landscape area shall have temporary irrigation systems only as required to sustain new plantings and shall be determined on a case-by-case basis by the county; and

C. Areas of undisturbed existing vegetation, low areas with existing high soil moisture conditions, or landscape areas consisting of drought-tolerant vegetation shall not have permanent irrigation systems. Permanent irrigation systems may be permitted within all other required landscape areas, provided such systems shall be designed by a certified water use auditor and with:

1. Moisture or precipitation sensors;
2. Automatic timers set for operation during periods of minimum evaporation and that assure adequate moisture levels;
3. Head-to-head spacing, if sprinkler heads are proposed;
4. Pressure regulating devices;
5. Backflow prevention devices; and
6. Separate irrigation zones for:
 - a. Turf and planting beds; and
 - b. Other non-drought-tolerant species.

SECTION 397.

21A.16.120 Landscaping - installation. A. Landscaping shall be installed no later than three months after issuance of a certificate of occupancy for the project or project phase.

B. The time limit for compliance may be extended to allow installation of landscaping during the next appropriate planting season.

SECTION 398.

21A.16.130 Significant trees - retention required. Except as provided in K.C.C. 21A.16.170, significant trees shall be retained in all residential, commercial, industrial or institutional developments as follows:

A. All significant trees located within any required perimeter landscaping area shall be retained;

B. Ten percent of the significant trees located in the interior of the lot, excluding sensitive areas or their buffers shall be retained in an apartment, townhouse or institutional developments;

C. Five percent of the significant trees located in the interior of the lot, excluding sensitive areas or their buffers shall be retained in commercial or industrial developments;

D. Utility developments and mineral extraction operations shall be exempt from the significant tree retention requirements of this chapter;

E. If significant trees were previously located in a closed, forested situation, an adequate buffer of smaller trees shall be retained or replaced on the fringe of such significant trees;

F. A grouping of three or more existing trees with canopies that touch or overlap, may be substituted for each required significant tree, provided each tree has a diameter of at least three inches when measured four feet above grade;

G. Except as provided in subsection H, significant trees to be retained shall not include significant trees that are:

1. Damaged or diseased,
2. Safety hazards due to potential root, trunk or primary limb failure, or exposure of mature trees which have grown in a closed, forested situation; and

H. At the discretion of the county, damaged or diseased or standing dead trees may be retained and counted toward the significant tree requirement if demonstrated that such trees will provide important wildlife habitat and is not classified as a danger tree.

SECTION 399.

21A.16.140 Significant trees - retention plan. The applicant shall submit a tree retention plan concurrent with a grading permit, building permit or preliminary subdivision or short subdivision application, whichever is reviewed and approved first. The tree retention plan shall consist of:

A. A tree survey that identifies the location, size and species of all significant trees on a site. The tree survey may be conducted by a method that locates individual significant trees or by using standard timber cruising methods to reflect general locations, numbers and grouping of significant trees provided that, when using either method, the survey:

1. Shall also show the location and species of each significant tree that is intended to qualify for additional credit pursuant to K.C.C. 21A.16.150, and
 2. Any tree 18 inches or greater diameter for the purpose of establishing wildlife habitat value;
- B. A development plan identifying the significant trees that are proposed to be retained, transplanted or restored.

SECTION 400.

21A.16.150 Significant trees - incentives for retention. Each significant tree that is located outside of the area for perimeter landscaping and is retained may be credited as two trees for complying with the retention requirements of K.C.C. 21A.16.130, provided it meets one or more of the following criteria:

- A. The tree exceeds 60 feet in height, or 24 inches in diameter for evergreen trees or 30 inches for broadleaf trees;
- B. The tree is located in a grouping of at least five trees with canopies that touch or overlap;
- C. The tree provides energy savings through winter wind protection or summer shading as a result of its location relative to buildings;
- D. The tree belongs to a unique or unusual species;
- E. The tree is located within 25 feet of any sensitive area or required sensitive area buffers; and
- F. The tree is 18 inch or greater and is identified as providing valuable wildlife habitat.

SECTION 401.

21A.16.160 Significant trees - protection. To provide the best protection for significant trees:

- A. No clearing shall be allowed on a site until approval of tree retention and landscape plans;
- B. An area of prohibited of disturbance, generally corresponding to the drip line of the significant tree shall be identified during the construction stage with a temporary five-foot high chainlink or plastic net fence;
- C. No impervious surfaces, fill, excavation, or storage of construction materials shall be permitted within the area defined by such fencing or stakes;
- D. A rock well shall be constructed if the grade level around the tree is to be raised by more than one foot. The inside diameter of the well shall be equal to the diameter of the dripline of the tree ;
- E. The grade level shall not be lowered within the larger of the two areas defined as follows:
 1. The drip line of the tree(s); or
 2. An area around the tree equal to one foot diameter for each inch of tree trunk diameter measured four feet above the ground; and

F. Alternative protection methods may be used if determined by the director to provide equal or greater tree protection.

SECTION 402.

21A.16.170 Significant trees - replacement. When the required number of significant trees cannot be retained, significant trees that are removed shall be replaced with:

- A. Transplanted significant trees;
- B. New trees measuring three inch caliper or more, at a replacement rate of one and one-half (1.5) inches diameter for every one inch diameter of the removed significant tree; or
- C. New trees measuring less than three inch caliper at a replacement rate of two inches diameter for every one inch diameter of the removed significant tree on a space available basis in conjunction with the site plan.

SECTION 403.

21A.16.180 Maintenance. A. All landscaping and significant trees shall be maintained for the life of the project.

- B. All landscape materials and significant trees shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;
- C. With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat; other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and
- D. Landscape areas shall be kept free of trash.

SECTION 404.

21A.16.190 Bonds/security. Performance bonds or other appropriate security (including letters of credit and set aside letters) shall be required for a period of two years after the planting or transplanting of vegetation to insure proper installation, establishment and maintenance.

**CHAPTER 21A.18 DEVELOPMENT STANDARDS -
PARKING AND CIRCULATION**

SECTIONS:

21A.18.010	Purpose
21A.18.020	Authority and application
21A.18.030	Computation of required off-street parking spaces
21A.18.040	Shared parking requirements
21A.18.050	Exceptions for community residential facilities (CRF)
21A.18.060	Handicapped parking requirements
21A.18.070	Loading space requirements
21A.18.080	Stacking spaces for drive-through facilities
21A.18.090	Transit and rideshare provisions
21A.18.100	Pedestrian circulation and access
21A.18.110	Off-street parking plan design standards
21A.18.120	Off-street parking construction standards
21A.18.130	Compact car allowance requirements
21A.18.140	Internal circulation road standards

SECTION 405.

21A.18.010 Purpose. The purpose of this chapter is to provide adequate parking for all uses allowed in this title; to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles; and to increase pedestrian mobility in urban areas by:

- A. Setting minimum off street parking standards for different land uses that assure safe, convenient and adequately sized parking facilities within activity centers;
- B. Providing incentives to rideshare through preferred parking arrangements;
- C. Providing for parking and storage of bicycles;
- D. Providing safe direct pedestrian access from public rights-of-way to structures and between developments; and
- E. Requiring uses which attract large numbers of employees or customers to provide transit stops.

SECTION 406.

21A.18.020 Authority and application. A. Before an occupancy permit may be granted for any new or enlarged building or for a change of use in any existing building, the use shall be required to meet the provisions of this chapter.

B. If this chapter does not specify a parking requirement for a land use, the director shall establish the minimum requirement based on a study of anticipated parking demand. In the study the applicant shall provide sufficient information to demonstrate that the parking demand for a specific land use will be satisfied. Parking studies shall be prepared by a professional engineer with expertise in traffic and parking analyses, unless an equally qualified individual is authorized by the director.

C. If the required amount of off-street parking has been proposed to be provided off-site, the applicant shall provide written contracts with affected landowners showing that required off-street parking shall be provided in a manner consistent with the provisions of this chapter. The contracts shall be reviewed by the director for compliance with this chapter, and if approved, the contracts shall be recorded with the county records and elections division as a deed restriction on the title to all applicable properties. These deed restrictions may not be revoked or modified without authorization by the director.

SECTION 407.

21A.18.030 Computation of required off-street parking spaces. A. Except as modified in K.C.C. 21A.18.070 B-D, off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of non-public areas. Non-public areas include but are not limited to building maintenance areas, storage areas, closets, or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of .50 or greater rounding up and fractions below .50 rounding down.

LAND USE	MINIMUM PARKING SPACES REQUIRED
RESIDENTIAL (K.C.C. 21A.08.030A):	
Single detached/Townhouse	2.0 per dwelling unit
Apartment:	
Studio units	1.2 per dwelling unit
One bedroom units	1.5 per dwelling unit
Two bedroom units	1.8 per dwelling unit
Three bedroom units or larger	2.0 per dwelling unit
Mobile home park	2.0 per dwelling unit
Senior citizen assisted	1 per 2 dwelling units
Community residential facilities	1 per two bedrooms
Dormitory, including religious	1 per two bedrooms
Hotel/Motel including organizational hotel/lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility
RECREATION/CULTURAL (K.C.C. 21A.08.040A):	
Recreation/culture uses:	1 per 300 square feet
Exceptions:	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities
Golf driving range	1 per tee
Park/playfield	(director)
Theater	1 per 3 fixed seats
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces.

LAND USE

MINIMUM PARKING SPACES REQUIRED

GENERAL SERVICES (K.C.C. 21A.08.050A):

General services uses:	1 per 300 square feet
Exceptions:	
Funeral home/Crematory	1 per 50 square feet of chapel area
Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
Churches, synagogue, temple	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outpatient and Veterinary clinic offices	1 per 300 square feet of office, labs and examination rooms
Nursing and personal care facilities	1 per 4 beds
Hospital	1 per bed
Elementary schools	1 per classroom, plus 1 per 50 students
Secondary schools	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
High schools	1 per classroom, plus 1 per 10 students greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
High schools with stadiums	
Vocational schools	1 per classroom, plus 1 per five students
Specialized instruction schools	1 per classroom, plus 1 per two students

GOVERNMENT/BUSINESS SERVICES (K.C.C. 21A.08.060A):

Government/business services uses:	1 per 300 square feet
Exceptions:	
Public agency yard	1 per 300 square feet of offices, plus .9 per 1,000 square feet of indoor storage or repair areas
Public agency archives	.9 per 1000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)
Fire facility	(director)
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
Warehousing and storage	1 per 300 square feet of office, plus .9 per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus .9 per 1,000 square feet of storage area
Heavy equipment repair	1 per 300 square feet of office, plus .9 per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet

LAND USE	MINIMUM PARKING SPACES REQUIRED
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RETAIL/WHOLESALE (K.C.C. 21A.08.070A):

Retail trade uses:	1 per 300 square feet
Exceptions:	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations w/o grocery	3 per facility, plus 1 per service bay
Gasoline service stations w/grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas
Wholesale trade uses	.9 per 1000 square feet
Retail and wholesale trade mixed use	1 per 300 square feet

MANUFACTURING (K.C.C. 21A.08.080A):

Manufacturing uses	.9 per 1,000 square feet
Winery/Brewery	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area

RESOURCES (K.C.C. 21A.08.090A):

Resource uses	(director)
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REGIONAL (K.C.C. 21A.08.100A):

Regional Uses	(director)
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B. An applicant may request a modification of the minimum required number of parking spaces by providing that parking demand can be met with a reduced parking requirement. In such cases, the director may approve a reduction of up to 50 percent of the minimum required number of spaces.

C. When the county has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitations of the shell permit. When the range of possible uses result in different parking requirements, the director will establish the amount of parking based on a likely range of uses.

D. Where other provisions of this code stipulate maximum parking allowed or reduced minimum parking requirements, those provisions shall apply.

E. In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.

1. Off-street parking areas shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles except as follows:

a. The director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.

b. The director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include but not be limited to the following uses:

- (1) Park/playfield,
- (2) Marina,
- (3) Library/museum/arboretum,

- (4) Elementary/secondary school,
 - (5) Sports club, or
 - (6) Retail business (when located along a developed bicycle trail or designated bicycle route).
2. Bicycle facilities for patrons shall be located within 100 feet of the building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement.
3. All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.
4. When more than ten people are employed on site, enclosed locker type parking facilities for employees shall be provided. The director shall allocate the required number of parking spaces between bike rack parking and enclosed locker type parking facilities.
5. One indoor bicycle storage space shall be provided for every two dwelling units in townhouse and apartment residential uses, unless individual garages are provided for every unit. The director may reduce the number of bike rack parking spaces if indoor storage facilities are available to all residents.

SECTION 408.

21A.18.040 Shared parking requirements. The amount of off-street parking required by K.C.C. 21A.18.030 may be reduced by an amount determined by the director when shared parking facilities for two or more uses are proposed, provided:

- A. The total parking area exceeds 5,000 square feet;
- B. The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use involved is more than eight hundred feet from the most remote shared facility;
- C. The amount of the reduction shall not exceed ten percent for each use, unless:
 - 1. The normal hours of operation for each use are separated by at least one hour; or
 - 2. A parking demand study is prepared by a professional traffic engineer and submitted by the applicant documenting that the hours of actual parking demand for the proposed uses will not conflict and that uses will be served by adequate parking if shared parking reductions are authorized;
 - 3. The director will determine the amount of reduction but subject to paragraph D.
- D. The total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use;
- E. A covenant or other contract for shared parking between the cooperating property owners is approved by the director. This covenant or contract must be recorded with King County records and elections division as a deed restriction on both properties and cannot be modified or revoked without the consent of the director; and
- F. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the director or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the director.

SECTION 409.

21A.18.050 Exceptions for community residential facilities (CRF's).

- A. The requirement of one off-street parking space per two bedrooms may be reduced to no less than one space for every four bedrooms, as determined by the director based on the following considerations:
 - 1. Availability of private, convenient transportation services to meet the needs of the CRF residents;
 - 2. Accessibility to and frequency of public transportation; and
 - 3. Pedestrian access to health, medical, and shopping facilities;
- B. If a CRF facility is no longer used for such purposes, additional off-street parking spaces shall be required in compliance with this chapter prior to the issuance of a new certificate of occupancy.

SECTION 410.

21A.18.060 Handicapped parking requirements. Off-street parking and access for physically handicapped persons shall be provided in accordance with Section 7503 of the regulations adopted pursuant to RCW 19.27, State Building Code, and RCW 70.92, Public Buildings- Provisions for Aged and Handicapped.

SECTION 411.

21A.18.070 Loading space requirements. A. Every non-residential building engaged in retail, wholesale, manufacturing or storage activities, excluding self-service storage facilities, shall provide loading spaces in accordance with the standards listed below.

<u>GROSS FLOOR AREA</u>			<u>REQUIRED NUMBER OF LOADING SPACES</u>
10,000	to	16,000 square feet	1
16,001	to	40,000 square feet	2
40,001	to	64,000 square feet	3
64,001	to	96,000 square feet	4
96,001	to	128,000 square feet	5
128,001	to	160,000 square feet	6
160,001	to	196,000 square feet	7
For each additional 36,000 square feet			1 additional

B. Every building engaged in retail, hotel, office building, restaurant, hospital, auditorium, convention hall, exhibition hall, sports arena/stadium, or other similar use shall provide loading spaces in accordance with the standards listed below.

<u>GROSS FLOOR AREA</u>			<u>REQUIRED NUMBER OF LOADING SPACES</u>
40,000	to	60,000 square feet	1
60,001	to	160,000 square feet	2
160,001	to	264,000 square feet	3
264,001	to	388,000 square feet	4
388,001	to	520,000 square feet	5
520,001	to	652,000 square feet	6
652,001	to	784,000 square feet	7
784,001	to	920,000 square feet	8
For each additional 140,000 square feet			1 additional

C. Each loading space required by this section shall be a minimum of 10 feet wide, 30 feet long, and have an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by this chapter. Loading spaces shall be located so that trucks shall not obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All loading space areas shall be separated from required parking areas and shall be designated as truck loading spaces.

D. Any loading space located within 100 feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include architectural or structural barriers, beams, walls, or restrictions on the hours of operation.

E. Multi-story self-service storage facilities shall provide two loading spaces, and single story facilities one loading space, adjacent to each building entrance that provides common access to interior storage units. Each loading berth shall measure not less than twenty-five feet by twelve feet with an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by this chapter. Any floor area additions or structural alterations to a building shall be required to provide loading space or spaces as set forth in this chapter.

SECTION 412.

21A.18.080 Stacking spaces for drive-through facilities. A. A stacking space shall be an area measuring eight feet by 20 feet with direct forward access to a service window of a drive-through facility. A stacking space shall be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas. Stacking spaces for drive-through or drive-in uses may not be counted as required parking spaces.

B. Uses providing drive-up or drive-through services shall provide vehicle stacking spaces as follows:

1. For each drive-up window of a bank/financial institution, business service, or other drive-through use not listed, a minimum of five stacking spaces shall be provided; and
2. For each service window of a drive-through restaurant, a minimum of seven stacking spaces shall be provided.

SECTION 413.

21A.18.090 Transit and rideshare provisions.

A. All land uses listed in K.C.C. 21A.08.060 A (Government/Business Services), and in K.C.C. 21A.08.080 A (Manufacturing), shall be required to reserve one parking space of every 20 required spaces for rideshare parking as follows:

1. The parking spaces shall be located closer to the primary employee entrance than any other employee parking except handicapped;
2. Reserved areas shall have markings and signs indicating that the space is reserved; and
3. Parking in reserved areas shall be limited to vanpools and carpools established through ride share programs by public agencies and to vehicles meeting minimum rideshare qualifications set by the employer;

B. The director may reduce the number of required off-street parking spaces when one or more scheduled transit routes provide service within 660 feet of the site. The amount of reduction shall be based on the number of scheduled transit runs between 7:00 - 9:00AM and 4:00 - 6:00PM each business day up to a maximum reduction as follows:

1. Four percent for each run serving land uses in K.C.C. 21A.08.060 A (Government/Business Services) and K.C.C. 21A.08.080 A (Manufacturing) up to a maximum of forty percent; and
2. Two percent for each run serving land uses in K.C.C. 21A.08.040 A (Recreation/Culture), 21A.08.050 A (General Services) and 21A.08.060 A (Retail/Wholesale) up to a maximum of twenty percent; and

C. All uses which are located on an existing transit route and are required under the computation for required off-street parking spaces in K.C.C. 21A.18.030 A. to provide more than 200 parking spaces may be required to provide transit shelters, bus turnout lanes or other transit improvements as a condition of permit approval. Uses which reduce required parking under subsection B of this section shall provide transit shelters if transit routes adjoin the site.

SECTION 414.

21A.18.100 Pedestrian circulation and access. A. All uses, except single detached building permits, shall provide pedestrian access onto the site. Pedestrian access points shall be provided at all pedestrian arrival points to the development including the property edges, adjacent lots, abutting street intersections, crosswalks, and at transit stops. Pedestrian access shall be located as follows:

1. Access points at property edges and to adjacent lots shall be coordinated with existing development to provide circulation patterns between developments; and
2. Residential developments shall provide links between cul-de-sacs or groups of buildings to allow pedestrian access from within the development and from adjacent developments to activity centers, parks, common tracts, open spaces, schools or other public facilities, transit stops and public streets.

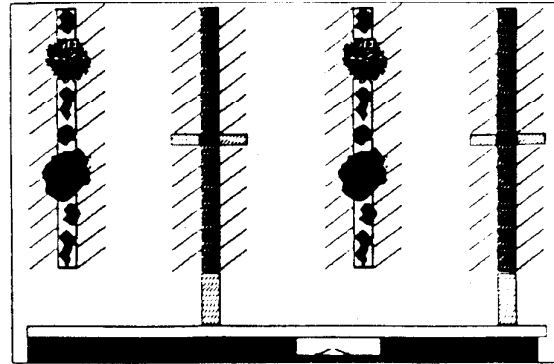
B. Pedestrian walkways shall form an on-site circulation system that minimizes the conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances.

Pedestrian walkways shall be provided when the pedestrian access point or any parking space is more than 75 feet from the building entrance or principal on-site destination and as follows:

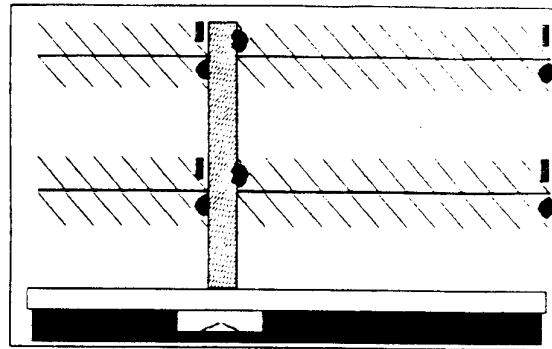
1. All developments which contain more than one building shall provide walkways between the principal entrances of the buildings;
2. All non-residential buildings set back more than 100 feet from the public right-of-way shall provide for direct pedestrian access from the building to buildings on adjacent lots; and

3. Pedestrian walkways across parking areas shall be located as follows:

- a. Walkways running parallel to the parking rows shall be provided for every four rows. Rows without walkways shall be landscaped or contain barriers or other means to encourage pedestrians to use the walkways; and



- b. Walkways running perpendicular to the parking rows shall be no further than twenty parking spaces. Landscaping, barriers or other means shall be provided between the parking rows to encourage pedestrians to use the walkways;



C. Pedestrian access and walkways shall meet the following minimum design standards:

1. Access and walkways shall be well lit and physically separated from driveways and parking spaces by landscaping, berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic;
2. Access and walkways shall be a minimum of 60 inches of unobstructed width and meet the surfacing standards of the King County Road Standards for walkways or sidewalks;
3. Access shall be usable by mobility impaired persons and shall be designed and constructed to be easily located by the sight impaired pedestrian by either grade change, texture or other equivalent means;
4. A crosswalk shall be required when a walkway crosses a driveway or a paved area accessible to vehicles;
5. Wherever walkways are provided, raised crosswalks or speed bumps shall be located at all points where a walkway crosses the lane of vehicle travel; and

D. Blocks in excess of 900 feet shall be provided with a crosswalk at the approximate midpoint of the block.

SECTION 415.

21A.18.110 Off-street parking plan design standards. A. Off-street parking areas shall not be located more than 500 feet from the building they are required to serve for all uses except those specified below; where the off-street parking areas do not abut the buildings they serve, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:

1. For all single detached dwellings the parking spaces shall be located on the same lot they are required to serve;

2. For all other residential dwellings at least a portion of parking areas shall be located within 100 feet from the building(s) they are required to serve; and

3. For all non-residential uses permitted in residential zones, the parking spaces shall be located on the same lot they are required to serve and at least a portion of parking areas shall be located within 150 feet from the nearest building entrance they are required to serve.

B. The minimum parking space and aisle dimensions for the most common parking angles are shown on chart below. For parking angles other than those shown on the chart, the minimum parking space and aisle dimensions shall be determined by the director. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide. Parking plans for angle parking shall use space widths no less than eight feet six inches for a standard parking space design and eight feet for a compact car parking space design.

MINIMUM PARKING STALL AND AISLE DIMENSIONS.

A	B	C	D	E	F
PARKING ANGLE	STALL WIDTH	CURB LENGTH	STALL DEPTH	AISLE WIDTH 1-WAY 2-WAY	UNIT DEPTH 1-WAY 2-WAY
0	8.0*	20.0*	8.0	12.0 20.0	** **
	Min 8.5	22.5	8.5	12.0 20.0	29.0 37.0
	Desired 9.0	22.5	9.0	12.0 20.0	30.0 38.0
30	8.0*	16.0*	15.0	10.0 20.0	** **
	Min 8.5	17.0	16.5	10.0 20.0	42.0 53.0
	Desired 9.0	18.0	17.0	10.0 20.0	44.0 54.0
45	8.0*	11.5*	17.0*	12.0 20.0	** **
	Min 8.5	12.0		12.0 20.0	50.0 58.0
	Desired 9.0	12.5		12.0 20.0	51.0 59.0
60	8.0*	9.6*	18.0	18.0 20.0	** **
	Min 8.5	10.0	20.0	18.0 20.0	58.0 60.0
	Desired 9.0	10.5	21A.0	18.0 20.0	60.0 62.0
90	8.0*	8.0*	16.0*	23.0 23.0	** **
	Min 8.5	8.5	20.0	23.0 23.0	63.0 63.0
	Desired 9.0	9.0	20.0	23.0 23.0	63.0 63.0

* for compact stalls only

** variable with compact and standard combinations

C. Any parking spaces abutting a landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. The additional width shall be separated from the adjacent parking space by a parking space division stripe. The parking space depth may be reduced when vehicles overhang a walkway under the following conditions:

1. Wheelstops or curbs are installed; and

2. The remaining walkway provides a minimum of 60 inches of unimpeded passageway for pedestrians.

D. The amount of space depth reduction is limited to a maximum of 18 inches.

E. Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located and constructed in accordance with the provisions of K.C.C. 14.42, Road Standards. Driveways for single detached dwellings, no more than 20 feet in width, may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided

no more than 15 percent of the required landscaping or setback area is displaced by the driveway. Driveways for all other developments may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 10 percent of the required landscaping or setback area is displaced by the driveway.

F. Required parking spaces shall be located outside of any required setbacks, provided driveways located in setbacks may be used for parking.

G. Lighting shall be provided for safety of traffic and pedestrian circulation on the site, as required by K.C.C.16.04, the Uniform Building Code. It shall be designed to minimize direct illumination of abutting properties and adjacent streets. The director shall have the authority to waive the requirement to provide lighting.

H. Tandem or end-to-end parking is allowed in residential developments. Apartment/townhouse developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.

I. All vehicle parking and storage for single detached dwellings must be in a garage, carport or on an approved impervious surface. Any impervious surface used for vehicle parking or storage must have direct and unobstructed driveway access.

J. Vanpool/carpool parking areas shall meet the following minimum design standards:

1. A minimum vertical clearance of 7 feet 3 inches shall be provided to accommodate van vehicles if designated vanpool/carpool parking spaces are located in a parking structure; and
2. A minimum turning radius of 26 feet 4 inches with a minimum turning diameter (curb to curb) of 52 feet 5 inches shall be provided from parking aisles to adjacent carpool/vanpool parking spaces.

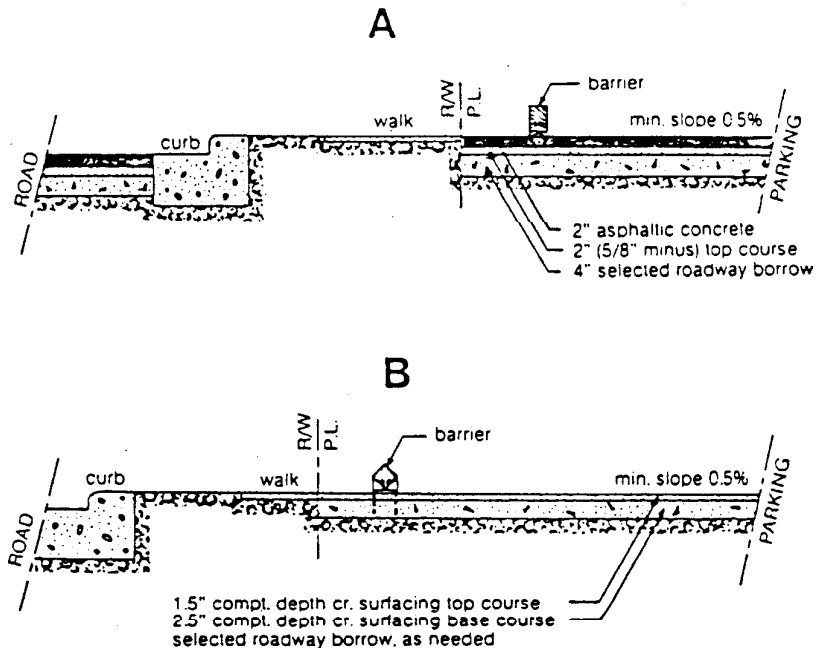
K. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of K.C.C. 21A.28.120.

L. No dead-end alley may provide access to more than eight required off-street parking spaces. M. Any parking stalls located in enclosed buildings must be totally within the enclosed building.

SECTION 416.

21A.18.120 Off-street parking construction standards. A. Off-street parking areas shall have dust-free, all-weather surfacing. Typical approved sections are illustrated below. Frequently used (at least five days a week) off-street parking areas shall conform to the standards shown in A below or an approved equivalent. If the parking area is to be used more than 30 days per year but less than five days a week, then the standards to be used shall conform to the standards shown in B below or an approved equivalent. An exception to these surfacing requirements may be made for certain uses that require intermittent use of their parking facilities less than 30 days per year. Any surface treatment other than those graphically illustrated below must be approved by the director.

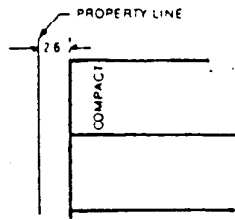
MINIMUM SURFACING REQUIREMENTS



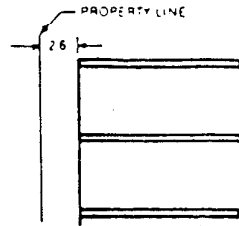
B. Grading work for parking areas shall meet the requirements of K.C.C. 16.82. Drainage and erosion/sedimentation control facilities shall be provided in accordance with K.C.C. 9.04.

C. Asphalt or concrete surfaced parking areas shall have parking spaces marked by surface paint lines or suitable substitute traffic marking material in accordance with the Washington State department of Transportation Standards. Wheel stops are required where a parked vehicle would encroach on adjacent property, pedestrian access or circulation areas, right-of-way or landscaped areas. Typically approved markings and wheel stop locations are illustrated below.

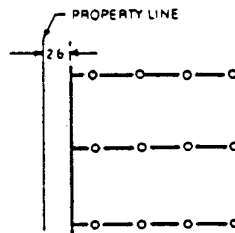
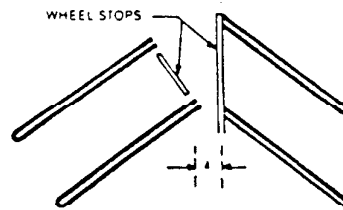
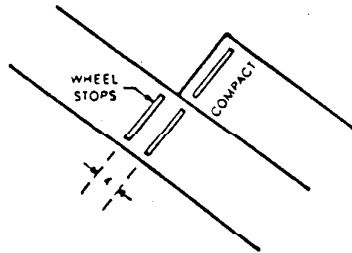
STALL MARKINGS AND WHEEL STOP LOCATIONS



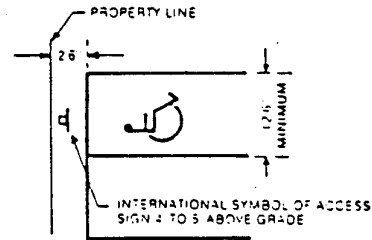
COMPACT MARKING



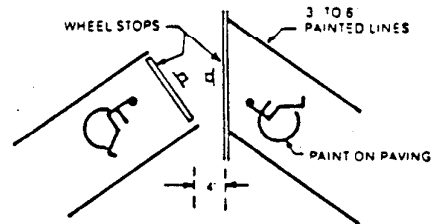
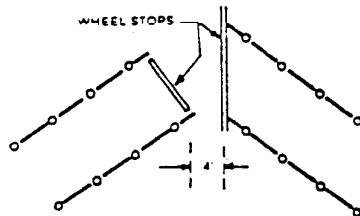
PAINTED HORSESHOE MARKING



METAL OR PLASTIC TRAFFIC MARKING



HANDICAP MARKING



SECTION 417.

21A.18.130 Compact car allowance requirements. In any development containing more than 20 parking spaces, up to 50 percent of the total number of spaces may be sized to accommodate compact cars, subject to the following:

- A. Each space shall be clearly identified as a compact car space by painting the word "COMPACT" in capital letters, a minimum of 8 inches high, on the pavement at the base of the parking space and centered between the striping;
- B. Aisle widths shall conform to the standards set for standard size cars; and
- C. Apartment developments with less than twenty parking spaces may designate up to 40 percent of the required parking spaces as compact spaces.

SECTION 418.

21A.18.140 Internal circulation road standards. Internal access roads to off-street parking areas shall conform with the surfacing and design requirements for private commercial roads set forth in K.C.C. 14.42 King County Roads Standards.

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CHAPTER 21A.20 DEVELOPMENT STANDARDS - SIGNS

SECTIONS:

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21A.20.030	Exempt signs
21A.20.040	Prohibited signs
21A.20.050	Sign area calculation
21A.20.060	General sign requirements
21A.20.065	Community bulletin board signs
21A.20.070	Resource zone signs
21A.20.080	Residential zone signs
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21A.20.170	Billboards: View and vegetative buffer protections
21A.20.180	Billboard free areas

SECTION 419.

21A.20.010 Purpose. The purpose of this chapter is to enhance the visual environment of the county by:

- A. Establishing standards that regulate the type, number, location, size, and lighting of signs;
- B. Recognizing the private purposes of signs for the identification of businesses and promotion of products and services; and
- C. Recognizing the public purposes of signs which includes considerations of traffic safety, economic and aesthetic welfare.

SECTION 420.

21A.20.020 Permit requirements. A. Except as otherwise permitted by this chapter, no sign shall be erected, altered or relocated without approval by the county.

- B. No building permit shall be required for repainting, cleaning, or other normal maintenance and repair of a sign, or for sign face and copy changes that do not alter the size or structure of the sign.

SECTION 421.

21A.20.030 Exempt signs. The following signs or displays are exempted from the regulations under this chapter:

- A. Historic site markers or plaques, gravestones, and address numbers;
- B. Signs required by law, including but not limited to:
 1. Official or legal notices issued and posted by any public agency or court; or
 2. Traffic directional or warning signs.
- C. Plaques, tablets or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area;

- D. Incidental signs, which shall not exceed two square feet in surface area, provided that said size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency;
- E. State or Federal flags;
- F. Religious symbols; and
- G. The flag of a commercial institution, provided no more than one flag is permitted per business premises, and further provided the flag does not exceed 20 square feet in surface area.

SECTION 422.

21A.20.040 Prohibited signs. Except as indicated by this chapter, the following signs or displays are prohibited:

- A. Portable signs including, but not limited to, sandwich/A-frame signs and mobile readerboard signs, and excluding signs permitted under K.C.C. 21A.20.120;
- B. Private signs on utility poles;
- C. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be confused with traffic control signs or signals;
- D. Signs located in the public right-of-way, except where permitted in this chapter; and
- E. Posters, pennants, string of lights, blinking lights, balloons, searchlights and other displays of a carnival nature; except as architectural features, or on a limited basis as seasonal decorations or as provided for in Section 21A.20.120 as grand opening displays.
- F. Changing message center signs, where the message changes more frequently than every three minutes.

SECTION 423.

21A.20.050 Sign area calculation. A. Sign area for freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, including support structures.

- B. Sign area for letters or symbols painted or mounted directly on walls or fences shall be calculated by measuring the smallest single rectangle which will enclose the combined letters and symbols.

SECTION 424.

21A.20.060 General sign requirements. A. All signs, except billboards, community bulletin boards, political signs, real estate signs and special event signs, shall be on-premise signs; provided that signs located on lots without public street frontage in business, office and industrial zones may have one off-premise directional sign of no more than 16 square feet.

B. Fuel price signs shall not be included in sign area or number limitations of K.C.C. 21A.20.090-110, provided such signs do not exceed 20 square feet per street frontage.

C. Projecting and awning signs shall not be permitted for uses in the Resource and Residential zones. In other zones, projecting and awning signs may be used in lieu of wall signs, provided:

1. they maintain a minimum clearance of eight feet above finished grade;
2. they do not project more than six feet from the supporting building facade; and
3. they shall not exceed the number or size permitted for wall signs in a zone.

D. Changing message center signs, and time and temperature signs, which can be a wall or freestanding sign, shall not exceed the size permitted for a wall or freestanding sign, and shall be permitted only in the NB, CB, RB, O, and I zones. Changing message center signs and time and temperature signs shall not exceed the maximum sign height permitted in the zone.

E. Directional signs shall not be included in the sign area or number limitation of K.C.C.

21A.20.070 -.110, provided they shall not exceed 6 square feet in surface area and are limited to one for each entrance or exit to surface parking areas or parking structure.

F. Sign illumination and glare:

1. All signs in the NB, CB, RB, O, or I zone districts may be illuminated. Signs in all other zones may be indirectly illuminated, provided the light source for indirectly illuminated signs shall be no farther away from the sign than the height of the sign;

2. Indirectly illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way.

3. Electrical requirements for signs shall be governed by Chapter 19.28 of the Revised Code of Washington and Chapter 296-46-910 of the Washington Administrative Code, and

4. Signs with an on/off operation shall be permitted only in the CB, RB, and I zones.

G. Maximum height for wall signs shall not extend above the highest exterior wall upon which the sign is located.

H. Except as otherwise permitted by this chapter, off-premise directional signs shall not exceed four square feet in sign area.

I. Mixed use developments in the NB, CB, RB, or O zones are permitted one permanent residential identification sign not exceeding 32 square feet in addition to the maximum sign area requirements in the zone where the mixed use development is located.

SECTION 425.

21A.20.065 Community bulletin board signs. A. One community bulletin board sign is permitted within each community plan designated activity center with the following limitations:

B. In the R, UR and RA zones community bulletin board signs may not exceed 32 square feet and are only permitted at public schools, police stations, fire stations or other public facilities;

C. In the O and NB zones community bulletin board signs may not exceed 40 square feet;

D. In the CB and I zones community bulletin board signs may not exceed 60 square feet; and

E. In the RB zone community bulletin board signs may not exceed 100 square feet.

SECTION 426.

21A.20.070 Resource zone signs. Signs in the A, F, and M zones are limited as follows:

A. One residential identification sign, not exceeding two square feet, is permitted. One additional sign, not exceeding 24 square feet, is permitted to identify non-residential uses or to advertise goods or services available on site; and

B. Freestanding signs shall not exceed a height of six feet, and shall be setback at least 10 feet from street right-of-way.

SECTION 427.

21A.20.080 Residential zone signs. Signs in the R, UR and RA zones are limited as follows:

A. Non-residential use:

1. One sign identifying non-residential uses, not exceeding 25 square feet and not exceeding 6 feet in height is permitted.

2. Schools are permitted at least one sign not exceeding 32 square feet and one additional sign not exceeding 32 square feet if the parking areas or vehicular entrances utilize more than one street or are separated by at least 660 feet.

3. Home occupation and home industry signs are limited to wall signs not exceeding six square feet.

B. Residential use:

1. One residential identification sign not exceeding two square feet is permitted; and

2. One permanent residential development identification sign not exceeding 32 square feet is permitted per development. The maximum height for the sign shall be 6 feet. The sign may be freestanding or mounted on a wall, fence, or other structure.

SECTION 428.

21A.20.090 Office zone signs. Signs in the O zones shall be limited as follows:

A. Wall signs are permitted, provided they do not total an area more than 10 percent of the building facade on which they are located and provided they are limited to building facades with street frontage.

B. Freestanding signs:

1. One freestanding sign not exceeding 50 square feet is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;

2. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined; provided the combined sign does not exceed 80 square feet; and

3. The maximum height for freestanding signs shall be 15 feet.

SECTION 429.

21A.20.095 Neighborhood business zone signs. Signs in the NB zones shall be limited as follows:

A. Wall signs are permitted, provided they do not total an area more than 10 percent of the building facade on which they are located;

B. Freestanding signs:

1. One freestanding sign not exceeding 50 square feet is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;

2. Multiple tenant developments that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage;

3. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined; provided the combined sign does not exceed 150 square feet; and

4. The maximum height for freestanding signs shall be 25 feet.

SECTION 430.

21A.20.100 Community business and Industrial zone signs. Signs in the CB and I zones shall be limited as follows:

A. Wall signs are permitted, provided they do not total an area more than 15 percent of the building facade on which they are located;

B. Freestanding signs:

1. One freestanding sign not exceeding 100 square feet, plus an additional 20 square feet for each additional business in a multiple tenant structure but not to exceed 160 square feet total, is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;

2. Multiple tenant developments that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage;

3. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined provided the combined sign area does not exceed 300 square feet; and

4. The maximum height for freestanding signs shall be 30 feet.