

parkfs3.zon
9/22/93:mmc

Introduced by: LAING

Proposed No.: 93-567

11092

ORDINANCE NO.

AN ORDINANCE amending the provisions of the subdivision code to require dedications of land for park purposes in all residential zones; amending Ordinance 5596, sections 4 and 8, and K.C.C. 19.38.020 and 19.38.060.

PREAMBLE:

1. The King County Subdivision Code includes requirements for of dedication of land for parks purposes, or paying of a fee-in-lieu of dedication for most of the urban residential zones.

2. After the adoption of the parks dedication program, new urban residential zones were added to the code. Specifically, the SC (Suburban Cluster) zone allows development at 1 dwelling unit per acre, with development to occur on only half the site and the other half to be either placed in permanent open space, or reserved for future development. If future development is allowed, the parks dedication program should be extended to the SC zone.

3. The following amendments incorporate the SC zone into the parks dedication program for those sites which are not providing permanent open space.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5596, Section 4 and K.C.C. 19.38.020

are each hereby amended to read as follows:

Reservation, Dedication or Fee Required. Every subdivision final approval within any zone designated as RS, SR, SC, RD, RT, or RM ((by)) pursuant to the King County Zoning Code, KCC Title 21, or R4-48 pursuant to the 1993 zoning code, KCC Title 21A, shall be contingent upon reservation or dedication of land for the open space and recreational needs of its residents or payment of a fee-in-lieu thereof. The developer may either reserve or dedicate land, or make payment of a fee-in-lieu thereof pursuant to this chapter. This requirement is separate and apart from any open space requirement resulting from the lot averaging provisions of the King County Zoning Code, KCC Title 21. This chapter shall not apply to lots of 35,000 square feet and over in size, shall not apply to planned unit developments, shall not apply to properties zoned SC which are being developed with 50% of the site reserved in permanent open space, and shall not apply to subdivisions of less than ten acres.

1 SECTION 2. Ordinance 5596, Section 8 and K.C.C. 19.38.060
 2 are each hereby amended to read as follows:
 3 Amount of Land to be Dedicated or Reserved. Subject to the
 4 exceptions set out in K.C.C. 19.38.030, ((W))within any zone
 5 designated as RS, RD, RT, RM, ((er)) SR or SC ((by)) pursuant
 6 to the King County Zoning Code, KCC Title 21, or R pursuant to
 7 the 1993 zoning code, KCC Title 21A, developers who dedicate or
 8 reserve open space shall set aside property being subdivided,
 9 according to the following percentages of gross land area:

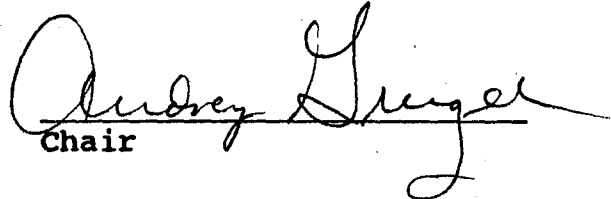
<u>TITLE 21</u>		<u>TITLE 21A</u>	
RD/RT/RM	5.5%	R12-R48	5.5%
RS/SR 5,000	5.5%	R4-R8	5.25%
RS/SR 7,200	5.25%		
RS/SR 9,600	5.00%		
RS/SR 15,000	5.00%		
<u>SC</u>	<u>5.00%</u>		

17 In the event the subdivision encompasses land having more
 18 than one zone classification, the percentage to be applied to
 19 the subdivision shall be the area weighted average of the
 20 percentages required for the applicable zone classifications.


21 INTRODUCED AND READ for the first time this 19th day
 22 of July, 1993.

23 PASSED this 1st day of November, 1993.

24 KING COUNTY COUNCIL
 25 KING COUNTY, WASHINGTON

26 
 27 Chair

28 ATTEST:

29 
 30 Clerk of the Council

31 APPROVED this 19th day of November, 1993.

32 
 33 King County Executive

34 Attachments: none