

May 11, 1994

Introduced By: Greg Nickels

TREEORD.DOC(c1t)

Proposed No.: 94 - 183

ORDINANCE NO. **11351**

AN ORDINANCE relative to zoning; creating a special district overlay to provide incentives for redevelopment of large existing, underutilized concentrations of business/industrial zoned lands within urban areas and rural activity centers; adding a new section to K.C.C. 21A.38.

FINDINGS:

1. A neighborhood's sense of community identity is often closely linked with the character of the business and employment centers that serve that neighborhood. A viable business and employment center is typically indicative of the positive community identity shared by the surrounding neighborhoods.
2. The presence of large concentrations of vacant lots and underutilized properties within business and employment centers has a significant negative effect upon the overall economic viability of such centers.
3. Encouraging and focusing economic redevelopment of existing business and employment centers makes efficient use of existing infrastructure, transit, roadways, and other public services.
4. Due in large measure of constraints such as existing lot size and pattern, application of current regulations to existing buildings often work as an economic disincentive to their redevelopment.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Special district overlay - economic redevelopment.

A. The purpose of the economic redevelopment special district overlay is to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial/industrial lands within urban areas.

B. The economic redevelopment overlay district shall only be designated through the community planning process; located in areas designated within a community plan as an activity center; and zoned CB, RB, O, or I.

1 C. The standards of this title and other county codes
2 shall be applicable to development within the economic
3 redevelopment special overlay district except as follows:

4 1. The minimum parking requirements of this title
5 shall be reduced as follows, provided that such reductions do
6 not apply to new construction on vacant property:

7 a. The parking stall requirements are
8 reduced 100 percent provided that:

9 (1) the square footage of any
10 enlargement or replacement of an existing building does not
11 in total exceed 125 percent of the square footage of the
12 existing building;

13 (2) the building fronts on an existing
14 roadway improved to urban standards or a roadway programmed
15 to be improved to urban standards as a capital improvement
16 project, that accommodates on-street parking; and

17 (3) there is no net decrease in existing
18 off-street parking space.

19 b. the parking stall requirements are
20 reduced 50 percent provided that:

21 (1) the square footage of any
22 enlargement or replacement of an existing building in total
23 exceeds 125 percent of the square footage of the existing
24 building;

25 (2) the height of the enlarged or
26 replacement building does not exceed the base height of the
27 zone in which it is located,

28 (3) the building fronts on an existing
29 roadway improved to urban standards or a roadway programmed
30 as a capital improvement project, that accommodates on-street
31 parking; and

1 (4) there is no net decrease in existing
2 off-street parking spaces, unless it exceeds the minimum
3 requirements of subsection C.1.b.

4 2. The landscaping requirements of this title
5 shall be waived, provided that:

6 a. street trees, installed and maintained by
7 the adjacent property owner, shall be substituted in lieu of
8 landscaping; and

9 b. any portion of the overlay district that
10 directly abuts properties outside of the district shall
11 provide, along said portions, a landscape buffer area no less
12 than 50 percent of that required by this title.

13 3. the setback requirements of this title shall
14 be waived, provided that:

15 a. setback widths along any street forming a
16 boundary of the overlay district shall comply with this
17 title, and

18 b. any portion of the overlay district that
19 directly abuts properties outside of the district shall
20 provide, along said portions, a setback no less than 50
21 percent of that required by this title.

22 4. The building height limits of this title shall
23 be waived, provided that the height limit within 50 feet of
24 the perimeter of the overlay district shall be 30 feet.

25 5. Signage shall be limited to that allowed
26 within the CB zone.

27 6. The roadway improvements of the King County
28 code shall be waived, provided a no-protest agreement to
29 participate in future road improvement districts (RID) is
30 signed by an applicant and recorded with the county.

31 7. The pedestrian circulation (~~and tree~~
32 ~~retention~~) requirements of this title shall be waived.

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8. The impervious surface and lot coverage requirements of this title shall be waived.

INTRODUCED AND READ for the first time this 25th day of April, 1994.

PASSED this 6th day of June, 1994.

Passed by a vote of 12-0.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 15th day of June, 1994.

Ray Baker
King County Executive

Attachments: