

November 7, 1994
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Introduced By: Greg Nickels

Proposed No.: 94-600

ORDINANCE NO. **11566**

AN ORDINANCE relating to zoning; revising the economic redevelopment special district overlay to support retention of existing businesses and clarify provisions for the reduction of minimum parking requirements; amending Ordinance 11351, Section 1, and K.C.C.21A.38.090.

FINDINGS:

1. The economic redevelopment special district overlay is designed to increase the contribution of existing commercial/industrial areas to the local economy by providing incentives to increase the contribution of existing commercial/industrial areas to the local economy by providing incentives for the redevelopment of underutilized lands there.
2. Existing commercial or industrial activities in these areas already contribute to the local economy and provide a foundation upon which to build the economic vitality of the area through redevelopment of underutilized properties.
3. The application of the economic redevelopment special district overlay to an area may be accompanied by other zoning revisions which alter the range of land uses permitted there.
4. Where other zoning changes designed to enhance the economic viability of an area have the undesired side-effect of excluding some existing uses, the continuation of these uses should be provided for as an element of the redevelopment strategy advanced by the special district overlay.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 11351, Section 1, and K.C.C.21A.38.090, is hereby amended to read as follows:

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.

1 B. The economic redevelopment special district overlay
2 ((~~district~~)) shall only be designated through the community
3 planning process; located in areas designated within a
4 community plan as an activity center; and zoned CB, RB, O, or
5 I.

6 C. The standards of this title and other county codes
7 shall be applicable to development within the economic
8 redevelopment special district overlay ((~~district~~)) except as
9 follows:

10 1. Commercial or industrial uses that exist
11 within an area as of the effective date of legislation
12 applying the economic redevelopment special district overlay,
13 but that are not otherwise permitted by the zoning, shall be
14 considered permitted uses upon only the lots that they
15 occupied as of that date.

16 ((~~1~~))2. The minimum parking requirements of this
17 title shall be reduced as follows, provided that such
18 reductions do not apply to new construction on vacant
19 property or the vacant portions of partially-developed
20 property where that construction is not an enlargement or
21 replacement of an existing building:

22 a. The parking stall requirements are
23 reduced 100 percent provided that:

24 (1) the square footage of any
25 enlargement or replacement of an existing building does not
26 in total exceed 125 percent of the square footage of the
27 existing building;

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

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

1 b. the parking stall requirements are
2 reduced 50 percent provided that:

3 (1) the square footage of any
4 enlargement or replacement of an existing building in total
5 exceeds 125 percent of the square footage of the existing
6 building;

7 (2) the height of the enlarged or
8 replacement building does not exceed the base height of the
9 zone in which it is located,

10 (3) the building fronts on an existing
11 roadway improved to urban standards or a roadway programmed
12 to be improved as a capital improvement project, that
13 accommodates on-street parking; and

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

17 ((2))3. The landscaping requirements of this
18 title shall be waived, provided that:

19 a. street trees, installed and maintained by
20 the adjacent property owner, shall be substituted in lieu of
21 landscaping; and

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

26 ((3))4. the setback requirements of this title
27 shall be waived, provided that:

28 a. setback widths along any street forming a
29 boundary of the overlay district shall comply with this
30 title, and

31 b. any portion of the overlay district that
32 directly abuts properties outside of the district shall

1 provide, along said portions, a setback no less than 50
2 percent of that required by this title.

3 ((4))5. The building height limits of this title
4 shall be waived, provided that the height limit within 50
5 feet of the perimeter of the overlay district shall be 30
6 feet.

7 ((5))6. Signage shall be limited to that allowed
8 within the CB zone.

9 ((6))7. The roadway improvements of the King
10 County code shall be waived, provided a no-protest agreement
11 to participate in future road improvement districts (RID) is
12 signed by an applicant and recorded with the county.

13 ((7))8. The pedestrian circulation requirements
14 of this title shall be waived.

15 ((8))9. The impervious surface and lot coverage
16 requirements of this title shall be waived.

17 INTRODUCED AND READ for the first time this 26th
18 day of September, 1994.

19 PASSED by a vote of 11 to 0 this 7th day of
20 November, 1994.

21 KING COUNTY COUNCIL
22 KING COUNTY, WASHINGTON

23 Kent Pullen
24 Chair

25 ATTEST:

26 Gerald A. Peterson
27 Clerk of the Council

28 APPROVED this 18th day of November, 1994.

29 Ray Locke
30 King County Executive

31 Attachments: None