

March 20, 1995

Introduced by: C. Vance

Proposed No.: 95-162

ORDINANCE NO. **11798**

AN ORDINANCE relating to zoning, clarifying minimum residential density provisions, and revising the definition of Net Buildable Area; amending Ordinance 10870, Section 340, as amended, K.C.C. 21A.12.030, and Ordinance 11555, Section 2, K.C.C. 21A.06.797.

BE IT ORDAINED BY THE COUNCIL OF METROPOLITAN KING COUNTY:

SECTION 1: Ordinance 10870, Section 340, as amended, and

K.C.C. 21A.12.030 are hereby amended to read as follows:

1
2
3
4
5
6
7
8
9
10
11

21A.12.030 A. Densities and dimensions - residential zones

STANDARDS	RESIDENTIAL													
	RURAL				URBAN RESERVE	URBAN RESIDENTIAL								
	RA-2.5	RA-5	RA-10	RA-20	UR	R-1(17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48	
Base Density: Dwelling Unit/Acre (15)	0.4 du/ac	0.2 du/ac	0.1 du/ac	0.05 du/ac	0.2 du/ac	1 du/ac	4 du/ac (8)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	
Maximum Density: Dwelling Unit/Acre (11)							6 du/ac	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac	
Minimum Density: (2)						(12.5%)	85% (18)	85% (18)	85% (18)	80% (18)	75% (18)	70% (18)	65% (18)	
Minimum Lot Width: (3)	135 ft	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	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) (10)	35 ft (8)	35 ft (8)	35 ft (8)	35 ft (8)	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	40 ft	35 ft	35 ft	35 ft	35 ft	35 ft	80 ft	80 ft	80 ft	80 ft (14)	
Maximum Building Coverage: Percentage (5)	4% (11) (12)	2% (11) (12)	1% (11) (12)	0.5% (11) (12)	10% (11) (12)	15% (11) (12)	35%	50%	55%	60%	60%	70%	70%	
Maximum Impervious Surface: Percentage (5)	15% (13)	10% (13)	5% (13)	2.5% (13)	20% (13)	20%	45%	70%	75%	85%	85%	85%	90%	

1 B. Development Conditions.

2 1. The maximum density may be achieved only through
3 the application of residential density incentives or transfers
4 of density credits pursuant to Chapters 21A.34 or 21A.36.
5 Maximum density may only be exceeded pursuant to Section
6 21A.34.040 F. 1. f.

7 2. Also see Section 21A.12.060.

8 3. These standards may be modified under the
9 provisions for zero-lot-line and townhouse developments.

10 4. Height limits may be increased when portions of
11 the structure which exceed the base height limit provide one
12 additional foot of street and interior setback for each foot
13 above the base height limit, provided that the maximum height
14 may not exceed 75 feet.

15 5. Applies to each individual lot. Building
16 coverage and impervious surface area standards for:

17 a. regional uses shall be established at the time
18 of permit review; or

19 b. nonresidential uses in residential zones shall
20 comply with K.C.C. 21A.12.120 and .220.

21 c. individual lots in the R-4 through R-8 zones
22 which are less than 6500 square feet in area shall be subject
23 to the applicable provisions of the R-8 zone.

24 6. Mobile home parks shall be allowed a base
25 density of six dwelling units per acre.

26 7. The standards of the R-4 zone shall apply if a
27 lot is less than 15,000 square feet in area.

28 8. At least 20 linear feet of driveway shall be
29 provided between any garage, carport, or other fenced parking
30 area and the street property line. The linear distance shall
31 be measured along the centerline of the driveway from the
32 access point to such garage, carport or fenced area to the
33 street property line.

1 9.a. Residences shall have a setback of at least 100
2 feet from any property line adjoining A, M or F zones or
3 existing extractive operations.

4 b. For lots between 1 acre and 2.5 acres in size,
5 the setback requirements of the R-1 zone shall apply. For lots
6 under 1 acre, the setback requirements of the R-4 zone shall
7 apply.

8 10.a. For developments consisting of three or more
9 single-detached dwellings located on a single parcel, the
10 setback shall be 10 feet along any property line abutting R-1
11 through R-8, RA and UR zones.

12 b. For townhouse and apartment development, the
13 setback shall be 20 feet along any property line abutting R-1
14 through R-8, RA and UR zones.

15 11. On any lot over 1 acre in area, an additional 5
16 percent may be used for buildings related to agricultural or
17 forestry practices.

18 12. The maximum building coverage on lots smaller
19 than 15,000 square feet, shall comply with the standards of the
20 nearest comparable R-4 through R-8 zone. In the RA zone, the
21 maximum building coverage allowed shall be at least 2,500
22 square feet.

23 13. The maximum impervious surface area allowed
24 shall be at least 10,000 square feet when the lot is greater
25 than 1 acre, and be twenty percent when the lot is less than 1
26 acre. Lots smaller than .5 acre in area shall comply with
27 standards of the nearest comparable R-4 through R-8 zone.

28 14. The base height for projects using residential
29 density incentives and transfer of density credits pursuant to
30 this title is 80 feet. In all other cases, the base height is
31 60 feet.

32 15. Density applies only to dwelling units and not
33 to sleeping units.

34 16. Vehicle access points from garages, carports or
35 fenced parking areas shall be set back from the property line

1 upon which a joint use driveway is located to provide a
2 straight line length of at least 26 feet from the access point
3 to the opposite side of the joint use driveway.

4 17. All subdivisions and short subdivisions in the
5 R-1 zone shall be required to be clustered away from sensitive
6 areas to the extent possible and a permanent open space tract
7 that includes at least 50 percent of the site shall be created.

8 18. See K.C.C. 21A.12.085.

9 SECTION 2. Ordinance 11555, Section 4 and K.C.C.
10 21A.12.085 are each hereby amended to read as follows:

11 Calculations - site area used for minimum density ((and
12 floor-area)) calculations. Minimum density shall be
13 determined by:

14 A. Multiplying the Base Density (Dwelling Units/Acre) as
15 set forth in K.C.C. 21A.12.030.A by the Net Buildable Area of
16 the project site; and then

17 B. Multiplying the resulting product by the Minimum
18 Density percentage set forth in K.C.C. 21A.12.030.A.

19 SECTION 3. Ordinance 11555, Section 2 and K.C.C.
20 21A.06.797 are each hereby amended to read as follows:

21 Net buildable area. Net buildable area shall be the site
22 area less the following areas:

23 A. Areas within a project site which are required to be
24 dedicated for public rights-of-way in excess of sixty feet
25 (60') in width;

26 B. Sensitive areas and ((sensitive-area)) their buffers,
27 to the extent they are required by King County to remain
28 undeveloped;

29 C. Areas required for storm water control facilities
30 other than facilities which are completely underground,
31 including but not limited to, retention/detention ponds,
32 ((drainage)) biofiltration swales and setbacks from such ponds
33 and swales; ((and))

1 D. Areas required by King County to be dedicated or
2 reserved as ((open space or active or passive)) on-site
3 recreation areas;

4 E. Regional utility corridors;

5 F. Other areas, excluding setbacks, required by King
6 County to remain undeveloped.

7 INTRODUCED AND READ for the first time this 27th day
8 of March, 1995.

9 PASSED this 30th day of May, 1995

10 METROPOLITAN KING COUNTY COUNCIL
11 KING COUNTY, WASHINGTON

12 Passed by a vote of 12-0

13 Kent Pullen
14 Chair

15 ATTEST:

16 Gerald A. Peters
17 Clerk of the Council

18 APPROVED this 7th day of June, 1995

21 Doug Loch
22 King County Executive
23

24 Attachments: None
25