

August 16, 1995
RGRFMsa2.ZON:rc
Clerk: 9/25/95

Introduced By: Chris Vance

Proposed No.: 95-493

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11978
ORDINANCE NO. 11978

AN ORDINANCE relating to zoning; amending Title 21A of the King County Code to implement the comprehensive plan as required by the Washington State Growth Management Act; repealing Ordinance 10870, Section 66 and K.C.C. 21A.06.130, amending Ordinance 10870, Section 99, and K.C.C. 21A.06.295, Section 340 as amended, and Section 165 as amended, and K.C.C. 21A.06.625, and Ordinance 11802, Section 3, and Ordinance 11798, Section 1 and K.C.C. 21A.12.030; Ordinance 10870, Section 352, and K.C.C. 21A.12.150; Section 363, and K.C.C. 21A.14.030; Section 366, and K.C.C. 21A.14.060; Section 368, and K.C.C. 21A.14.080; Section 369 and K.C.C. 21A.14.090; Section 370 and K.C.C. 21A.14.100; Section 371 and K.C.C. 21A.14.110; Section 373, and K.C.C. 21A.14.130; Section 378 as amended and K.C.C. 21A.14.180; Sections 407 as amended and K.C.C. 21A.18.030, Section 414 as amended and K.C.C. 21A.18.100; Section 415 as amended and K.C.C. 21A.18.110.

FINDINGS OF FACT

1. Beginning January 21, 1994, the King County Council convened a series of special hearing to investigate the health of King County, including the impacts that overlapping rules and regulations had on the economy and the job base. Participants in the hearings included representatives from small, medium, and large business, labor, as well as government and the community. Their response indicated an urgent need to reform King County government.
2. The county has a strong interest in regulatory reform and efficient permitting to achieve affordable housing, economic vitality and other county goals.
3. A Report to the King County Executive from the Quality Urban Environment (QUE) Technical Work Group[September 1994] states "regulations should help King County meet GMA goals. In reality, regulations sometimes inadvertently work against GMA goals since they are typically prepared to address specific problems instead of being coordinated with other regulations to achieve an overall end result. Their cumulative effect can result in conflicts between regulations, time delays during permit review, unpredictable costs, and may not allow for the most efficient use of a site. Ensuring regulations achieve public policy objectives, complement each other, can be implemented, and create public benefits worth their cost must be a key goal of County and State government."
4. The Blueprint for Affordable Housing study concluded that increased housing costs were primarily due to "the escalating cost of suitable and entitled land" in King County.
5. The county council unanimously adopted Motion No. 9259 in March of 1994 which stated that "The Story of Benson Glen should be one basis for regulatory reform as they relate to development of affordable housing". Two key findings of that study were "land development proved to be the single most important factor which drove up the price of the Benson Glen homes", and that "design choices for builders" need to be increased.

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6. The county's adopted 1994 Comprehensive Plan Housing chapter dicta states affordable housing is impacted "by a wide range of market forces, local government actions -- such as land use policies, development regulations and infrastructure finance". It further states "due to the costs associated with new housing construction and the growing demand for housing in the Puget Sound region, the supply of housing to serve low-, moderate- and middle-income households has not kept up with demand. In King County today, there is a substantial unmet need for rental housing which would serve low-income people, and for moderately priced houses which could be purchased by first-time home buyers."
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7. The county's adopted 1994 Comprehensive Plan Housing policy H-301 states "King County should pursue land use policies and regulations that result in lower development costs without loss of adequate public review, environmental quality or public safety and do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities."
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8. The county's adopted 1994 Comprehensive Plan Housing policy H-304 states "King County shall seek to minimize the time necessary to process development permits to meet affordable housing and environmental goals and aesthetic concerns."
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9. The county's adopted 1994 Comprehensive Plan Housing policy H-302 states "King County shall continue to improve development standards to allow higher densities and flexibility of housing types in all residential zones, in order to best accommodate the environmental conditions on the site and the surrounding neighborhood when planning housing developments."
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10. The county's adopted 1994 Comprehensive Plan Housing policy U-101 states "King County should encourage development within the Urban Growth area that creates and maintains safe, healthy and diverse communities. These communities should contain affordable housing and employment opportunities and should protect the natural environment and significant cultural resources."
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11. The county's adopted 1994 Comprehensive Plan Natural Environment policy NE-107 states "Regulations to prevent unmitigated significant adverse impacts will be based on the importance and sensitivity of the resource."
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12. The county's adopted 1994 Comprehensive Plan Natural Environment policy NE-310 states "Management of stormwater runoff shall occur through a variety of methods. stormwater runoff caused by development shall be managed to prevent unmitigated significant adverse impacts to water resources caused by flow rates, flow volumes or pollutants to promote ground water recharge, infiltration of stormwater, when feasible given geological, engineering and water quality constraints. King County's current practice is to pursue non-structural methods whenever possible. In the Urban Growth Area, methods which are land consumptive will need to be balanced with the need to protect the supply of developable land."
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13. The county's adopted 1994 Comprehensive Plan Natural Environment policy NE-317 states "Development adjacent to wetlands shall be sited such that wetland functions are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented."
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14. The county's adopted 1994 Comprehensive Plan Natural Environment policy NE-324 states "In the Urban Growth Area, protection standards for low function, isolated Class 3 wetlands may be lower than standards in the Rural Area."

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- 15. The county's 1994 Comprehensive Plans directs that 195,000 new housing units need to be provided to meet the housing needs of the region
- 16. Regulatory changes are necessary to satisfy the Growth Management Act's Goal 1 to encourage development in urban areas, Goal 2 to reduce sprawl, Goal 4 to encourage the availability of affordable housing, and Goal 10 to protect the environment.
- 17. The county's adopted 1994 Comprehensive Plan Implementation policy I-101 states "When making decisions, King County shall balance the public policy goals of this Comprehensive Plan which are stated in Chapter One, Plan Vision. They are: 1) preserve the high quality of life; 2) spend money wisely; 3) continue our economic prosperity; 4) increase the housing choices for all residents; 5) ensure that necessary transportation facilities and services are available to serve development at the time of occupancy and use; 6) balance urban uses and environmental protection; and 7) preserve rural, resource and ecologically fragile areas for future generations."

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance No. 10870, Section 66 and K.C.C. 21A.06.130 are each hereby repealed.

SECTION 2. Ordinance No. 10870, Section 99 and K.C.C. 21A.06.295 are hereby amended as follows:

Developer or Applicant. ~~Developer or Applicant:~~ the person or entity who owns or holds purchase options or other development control over property for which development activity is proposed. See Applicant 21A.06.070.

SECTION 3. Ordinance No. 10870, Section 165 and K.C.C. 21A.06.625 are hereby amended to read as follows:

Impervious Surface. Impervious surface: any non-vertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops excepting eaves, swimming pools, paved or graveled roads and walkways or parking areas and excluding landscaping and surface water retention/detention facilities.

SECTION 4. Ordinance No. 11802, Section 3, as amended and Ordinance No. 11798, Section 1, and Ordinance No. 10870, Section 340, as amended and K.C.C. 21A.12.030 are hereby amended as follows:

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)	0.2 du/ac	0.2 du/ac	0.1 du/ac	0.05 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: (2)							85% (18)	85% (18)	85% (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Width: (3)	135 ft ((9))	135 ft ((9))	135 ft ((9))	135 ft ((9))	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 (9)	30 ft (9)	30 ft (9)	30 ft (9)	30 ft (7)	20 ft ((30ft)) (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) (16)	5 ft (9)	10 ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 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 ((60 ft)) (14)	35 ft ((60 ft)) (14)	60 ft ((80 ft)) (14)	60 ft (14)	60 ft (14)	60 ft (14)
Maximum Impervious Surface: Percentage (5)	25% (11)	20% (11)	15% (11)	12.5% (11)	30% (11)	30% (11)	55%	70%	75%	85%	85%	85%	90%

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. Impervious surface area standards for:

- a. regional uses shall be established at the time of permit review;
- b. nonresidential uses in residential zones shall comply with K.C.C. 21A.12.120

and .220;

1 c. individual lots in the R-4 through R-6 zones which are less than 9,076 square
2 feet in area shall be subject to the applicable provisions of the nearest comparable R-6 or
3 R-8 zone;

4 d. any lot may be increased beyond the total amount permitted in this chapter
5 subject to approval of a conditional use permit.

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

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

10 8. At least 20 linear feet of driveway shall be provided between any garage,
11 carport, or other fenced parking area and the street property line. The linear distance shall
12 be measured along the centerline of the driveway from the access point to such garage,
13 carport or fenced area to the street property line.

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

16 b. For lots between 1 acre and 2.5 acres in size, the requirements of the R-1 zone
17 shall apply. For lots under 1 acre, the requirements of the R-4 zone shall apply.

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

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

23 11. Lots smaller than .5 acre shall comply with standards of the nearest comparable
24 R-4 through R-8 zone. For lots that are .5 acre in area or larger, the maximum impervious
25 surface area allowed shall be at least 10,000 square feet. On any lot over 1 acre in area, an
26 additional 5 percent may be used for buildings related to agricultural or forestry practices.

27 12. Reserved.

28 13. Reserved

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2 14. The base height to be used only for projects as follows:

3 a. in R6 and R8 zones, a building with a footprint built on slopes exceeding
4 a 15% finished grade; and

5 b. in R18, R24 and R48 zones using residential density incentives and
6 transfer of density credits pursuant to this title ~~((is 80 feet. In all other cases, the base~~
7 ~~height is 60 feet)).~~

8 15. Density applies only to dwelling units and not to sleeping units.

9 16. Vehicle access points from garages, carports or fenced parking areas shall be
10 set back from the property line upon which a joint use driveway is located to provide a
11 straight line length of at least 26 feet, as measured from the centerline of the garage,
12 carport or fence parking area, from the access point to the opposite side of the joint use
13 driveway.

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

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

18 SECTION 5. Ordinance 10870, Section 352 and K.C.C. 21A.12.150 are hereby
19 amended to read as follows:

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

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

27 SECTION 6. Ordinance No. 10870, Section 363 and K.C.C. 21A.14.030 are
28 hereby amended to read as follows:

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

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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 permanent 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 7. Ordinance 10870, Section 366 and K.C.C. 21A.14.060 are hereby amended to read as follows:

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)) 10 feet from other groupings or rows of townhouses

SECTION 8. Ordinance 10870, Section 368 and K.C.C. 21A.14.080 are hereby amended to read as follows:

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.

1 B. When alley access is provided, no additional driveway access from the public
2 street shall be allowed except as necessary to access parking under the structure or for fire
3 protection.

4 C. When the number of uncovered common parking ((faeilities)) spaces for
5 attached dwellings and group residences exceed 30 spaces and when there is alley access,
6 no more than 50 percent of these uncovered ((required)) parking spaces shall be permitted
7 between the street property line and any building, except when authorized by the director
8 due to physical site limitations.

9 SECTION 9. Ordinance 10870, Section 369 and K.C.C. 21A.14.090 are hereby
10 amended to read as follows:

11 Attached dwellings and group residences - Building facade modulation. Apartment
12 and townhouse developments and all group residences shall provide building facade
13 modulation on facades exceeding 60 and facing abutting streets or properties zoned R-1
14 through R-((8))4. The following standards shall apply:

15 A. The maximum wall length without modulation shall be 30 feet; and

16 B. The sum of the modulation depth and the modulation width shall be no less than
17 eight feet. Neither the modulation depth nor the modulation width shall be less than two
18 feet.

19 "C. Any other technique approved by the director that achieves the intent of this
20 section.

21 SECTION 10. Ordinance 10870, Section 370 and K.C.C. 21A.14.100 are hereby
22 repealed.

23 SECTION 11. Ordinance 10870, Section 371, and K.C.C. 21A.14.110 are hereby
24 amended to read as follows:

25 Mixed use development - Percentages of residential uses residential. Residential
26 uses in mixed use development shall be ((provided as follows))subject to the following
27 limits:

28 A. A ((minimum of twenty-five percent to a)) maximum of fifty percent of the
29 total built floor area when located in NB zones; and

1 B. A ~~((minimum of fifty percent to a))~~ maximum of seventy-five percent of the
2 total built floor area when located in CB, RB and O zones provided that the total
3 percentage may be increased by an additional ten percent with the approval of the director.
4 ~~((, provided that the total percentage may be increased by an additional fifteen percent with~~
5 ~~the approval of a conditional use permit)).~~

6 SECTION 12. Ordinance 10870, Section 373, and K.C.C.21A.14.130 are each
7 hereby amended to read as follows:

8 Mixed use development - Building floor area. A. For mixed use developments that
9 utilize at least 25 percent of building square footage for residential uses in the NB zone and
10 at least 50 percent of building square footage in the CB, RB or O zones. ~~((\neq))~~ the building
11 floor area ratio ~~((for mixed use developments))~~ shall be as follows:

- 12 1. 1.5/1 in NB zones;
- 13 2. 3.5/1 in CB zones; and
- 14 3. 4.0/1 in RB and O zones;

15 B. Building floor area ratios of ~~((King County Council 21A.14.130))~~ Subsection A
16 may be increased when all required parking is contained within a common parking
17 structure, as follows:

- 18 1. 2.0/1 in NB zones;
- 19 2. 4.5/1 in CB zones; and
- 20 3. 5.0/1 in RB and O zones.

21 SECTION 13. Ordinance 10870, Section 378, as amended and K.C.C. 21A.14.180
22 are hereby amended to read as follows:

23 On - site recreation - Space required. A. Residential developments if more than
24 four units in the UR and R zones, and mixed use developments if more than four units,
25 shall provide recreation space for leisure, play and sport activities as follows:

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

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

4 B. Any recreation space located outdoors shall:

- 5 1. Be of a grade and surface suitable for recreation;
- 6 2. Be on the site of the proposed development;
- 7 3. Have no dimensions less than 20 feet (except trail segments);

8 4. In single detached or townhouse subdivision (~~(development, with at least~~
 9 ~~5000 square feet of)~~ when the required outdoor recreation space, exceeds 5000 feet the
 10 space shall have a street roadway or parking area frontage along 10 (~~(to 50))~~ percent or
 11 more of the recreation space perimeter (except trail segments);

12 5. Be (~~(centrally located and)~~) accessible and convenient to all residents within
 13 the development; and

14 6. Be (~~(connected)~~) accessible by trail or walkway to any existing or planned
 15 community park, public open space or trail system, which may be located on adjoining
 16 property.

17 C. Indoor recreation areas may be credited towards the total recreation space
 18 requirement, when the county determines that such areas are located, designed and
 19 improved in a manner which provides recreational opportunities functionally equivalent to
 20 those recreational opportunities available outdoors. For senior citizen assisted housing,
 21 indoor recreation areas need not be functionally equivalent but may include social areas,
 22 game and craft rooms, and other multi-purpose entertainment and education areas.

23 D. Stormwater runoff tracts may be credited for up to 50% of the on-site recreation
 24 space requirement, subject to the following criteria;

- 25 1. The stormwater runoff tract is dedicated or reserved as a part of a recreation
 26 space tract;
- 27 2. The detention pond shall be constructed to meet the following conditions:
 - 28 a. The side slope of the stormwater facilities shall not exceed 33% unless
 29 slopes are existing, natural and covered with vegetation;
 - 30 b. A bypass system or an emergency overflow pathway shall be designed to
 31 handle flow exceeding the facility design and located so that it does not pass through active
 32 recreation areas or present a safety hazard;
 - 33 c. The stormwater facilities shall be landscaped in a manner to enhance
 34 passive recreation opportunities such as trails and aesthetic viewing; and

d. The stormwater facilities shall be designed so they do not require fencing pursuant to the Surface Water Design Manual.

3. In the case of joint use of the tract for stormwater facilities and recreation space, the King County department of public works shall be responsible for maintenance of the stormwater facilities only and will require an access easement for that purpose.

SECTION 14. Ordinance 10870, Section 407 as amended and K.C.C. 21A.18.030 are hereby amended to read as follows:

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 1.7 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 or sleeping 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
Tennis Club	<u>4 per tennis court plus 1 per 300 square feet of clubhouse facility</u>
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.
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
High schools with stadiums	greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
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):	

1	Government/business services uses:	1 per 300 square feet
2	Exceptions:	
3	Public agency yard	1 per 300 square feet of offices, plus .9 per 1,000 square feet of indoor storage or repair areas
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5	Public agency archives	.9 per 1000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
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7	Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
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9	Police facility	(director)
10	Fire facility	(director)
11	Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
12	Warehousing and storage	1 per 300 square feet of office, plus .9 per 1,000 square feet of storage area
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14	Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
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16	Outdoor advertising services	1 per 300 square feet of office, plus .9 per 1,000 square feet of storage area
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18	Heavy equipment repair	1 per 300 square feet of office, plus .9 per 1,000 square feet of indoor repair areas
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20	Office	1 per 300 square feet
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22	LAND USE	MINIMUM PARKING SPACES REQUIRED
23	RETAIL/WHOLESALE (K.C.C. 21A.08.070A):	
24	Retail trade uses:	1 per 300 square feet
25	Exceptions:	
26	Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
27	Gasoline service stations w/o grocery	3 per facility, plus 1 per service bay
28	Gasoline service stations w/grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
29	Restaurants	1 per 75 square feet in dining or lounge areas
30	Wholesale trade uses	.9 per 1000 square feet
31	Retail and wholesale trade mixed use	1 per 300 square feet
32	MANUFACTURING (K.C.C. 21A.08.080A):	
33	Manufacturing uses	.9 per 1,000 square feet
34	Winery/Brewery	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area
35	RESOURCES (K.C.C. 21A.08.090A):	
36	Resource uses	(director)
37	REGIONAL (K.C.C. 21A.08.100A):	
38	Regional Uses	(director)
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42 **SECTION 15.** Ordinance 11621, Section 64, and K.C.C. 21A.18.100 are hereby
 43 amended to read as follows:

44 Pedestrian and bicycle circulation and access. A. All uses, in designated activity,
 45 community business and neighborhood business centers, except single detached residential
 46 building permits, shall provide pedestrian and bicycle access within and onto the site.

47 Pedestrian access points shall be provided at all pedestrian arrival points to the
 48 development including the property edges, adjacent lots, abutting street intersections,
 49 crosswalks, and at transit stops. Pedestrian access shall be located as follows:

50 1. Access points at property edges and to adjacent lots shall be coordinated
 51 with existing and potential development of the adjacent parcels, to provide circulation
 52 patterns between developments; and

53 2. Residential developments shall provide non-motorized links between
 54 cul-de-sacs or groups of buildings to allow pedestrian access from within the development
 55 and from adjacent developments to activity centers, parks, common tracts, open spaces,
 56 schools or other public facilities, transit stops and public streets.

1 B. Pedestrian walkways shall form an on-site circulation system that
2 minimizes the conflict between pedestrians and traffic at all points of pedestrian access to
3 on-site parking and building entrances. Pedestrian walkways shall be provided when the
4 pedestrian access point or any parking space is more than 75 feet from the building
5 entrance or principal on-site destination and as follows:

6 1. All developments which contain more than one building shall provide
7 walkways between the principal entrances of the buildings;

8 2. All non-residential buildings set back more than 100 feet from the
9 public right-of-way shall provide for direct pedestrian access from the building to buildings
10 on adjacent lots; and

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

12 a. Walkways running parallel to the parking rows shall be provided for
13 every ~~((four))~~six rows. Rows without walkways shall be landscaped or contain barriers or
14 other means to encourage pedestrians to use the walkways; and

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

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

20 1. Access and walkways shall be well lit and physically separated from
21 driveways and parking spaces by landscaping, berms, barriers, grade separation or other
22 means to protect pedestrians from vehicular traffic;

23 2. Access and walkways shall be a minimum of ~~((60))~~ 48 inches of unobstructed
24 width and meet the surfacing standards of the King County Road Standards for walkways
25 or sidewalks;

26 3. Access shall be usable by mobility impaired persons and shall be designed
27 and constructed to be easily located by the sight impaired pedestrian by either grade
28 change, texture or other equivalent means;

29 4. A crosswalk shall be required when a walkway crosses a driveway or a paved
30 area accessible to vehicles; and

1 D. Blocks in excess of 660 feet shall be provided with a crosswalk at the
2 approximate midpoint of the block.

3 SECTION 16. Ordinance 10870, Section 415, and K.C.C. 21A.18.110 are hereby
4 amended to read as follows:

5 Off-street parking plan design standards. A. Off-street parking areas shall not be
6 located more than ((500)) 600 feet from the building they are required to serve for all uses,
7 except those specified below; where the off-street parking areas do not abut the buildings
8 they serve, the required maximum distance shall be measured from the nearest building
9 entrance that the parking area serves:

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

12 2. For all other residential dwellings at least a portion of parking areas shall be
13 located within ((100)) 150 feet from the building(s) they are required to serve; and

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

18 4. In designated activity, community business, and neighborhood business
19 centers, parking lots should be located to the rear or sides of buildings, when feasible.

20 B. The minimum parking space and aisle dimensions for the most common
21 parking angles are shown on chart below. For parking angles other than those shown on
22 the chart, the minimum parking space and aisle dimensions shall be determined by the
23 director. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and
24 two-way aisles shall be at least 20 feet wide. Parking plans for angle parking shall use
25 space widths no less than eight feet six inches for a standard parking space design and eight
26 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	21.0	18.0 20.0	60.0 62.0
90	8.0*	8.0*	16.0*	23.0 23.0	** **
	Min 8.5	8.5	18 20.0	23.0 23.0	63.0 63.0
	Desired 9.0	9.0	18 20.0	23.0 23.0	63.0 63.0

- * for compact stalls only
 ** variable with compact and standard combinations
 *** see King County adopted K.C.C. offstreet parking manual

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 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 48 inches of

unimpeded passageway for pedestrians.

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

1 E.~~(E)~~ Driveways providing ingress and egress between off-street parking areas
2 and abutting streets shall be designed, located and constructed in accordance with the
3 provisions of K.C.C. 14.42, Road Standards. Driveways for single detached dwellings, no
4 more than 20 feet in width, may cross required setbacks or landscaped areas in order to
5 provide access between the off-street parking areas and the street, provided no more than
6 15 percent of the required landscaping or setback area is eliminated by the driveway.
7 Driveways for all other developments may cross required setbacks or landscaped areas in
8 order to provide access between the off-street parking areas and the street, provided no
9 more than 10 percent of the required landscaping or setback area is displaced by the
10 driveway.

11 G.~~(F)~~ Parking spaces required per this title shall be located outside of any
12 required setbacks, provided driveways located in setbacks may be used for parking.
13 However, if the driveway is a joint use driveway, no vehicle parked on the driveway shall
14 obstruct any joint users access to the driveway or parking spaces.

15 H.~~(G)~~ Lighting shall be provided for safety of traffic and pedestrian
16 circulation on the site. It shall be designed to minimize direct illumination of abutting
17 properties and adjacent streets. The director shall have the authority to waive the re-
18 quirement to provide lighting.

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

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

25 K.~~(J)~~ The total number of vehicles parked or stored outside of a building on a
26 single family lot in the R-4 through R-8 zones, excluding recreational vehicles and trailers,
27 shall not exceed six vehicles on lots 12,500 square feet or less and eight vehicles on lots
28 greater than 12,500 square feet.

29 L.~~(K)~~ Vanpool/carpool parking areas shall meet the following minimum design
30 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.

M.((L.)) 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.

N.((M.)) No dead-end alley may provide access to more than eight required off-street parking spaces.

O.((N.)) Any parking stalls located in enclosed buildings must be totally within the enclosed building.

INTRODUCED AND READ for the first time this 10th day of July, 1995.

PASSED by a vote of 9 to 0 this 25th day of September, 1995.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 6th day of October, 1995.

Emily Sachs
King County Executive

Attachments: