

March 26, 1996

Introduced By:

Jane Hague

imperv.:CW
Clerk: 6/10/96

Proposed No.:

96-333

ORDINANCE NO. **12320**

AN ORDINANCE relating to zoning; amending the impervious surface standards for Rural Residential, Urban Reserve and R-1 zones to allow exception to the impervious surface limitations for medical conditions; amending Ordinance 10870, Section 340, as amended; and K.C.C. 21A.12.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The Metropolitan King County Council finds that pursuant to Ordinance 12196, the requirements for environmental analysis, protections and mitigation measures in this code chapter, as amended by this ordinance, provide adequate analysis of and mitigation for the specific adverse environmental impacts to which the requirements apply.

SECTION 2. Ordinance 10870, Section 340 and K.C.C. 21A.12.030 are each hereby amended to read as follows:

A. Densities and dimensions - Residential Zones.

RESIDENTIAL													
STANDARDS	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	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 (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 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) (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 45 ft (14)	35 ft 45 ft (14)	60 ft	60 ft 80 ft (14)	60 ft 80 ft (14)	60 ft 80 ft (14)
Maximum Impervious Surface: Percentage (5)	25% (11) (19)	20% (11) (19)	15% (11) (19)	12.5% (11) (19)	30% (11)	30% (11)	55%	70%	75%	85%	85%	85%	90%

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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. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirement provided that the maximum height shall 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;

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

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

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

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

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

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

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

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

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

17 11. Lots smaller than .5 acre in area shall comply with standards of the nearest
18 comparable R-4 through R-8 zone. For lots that are .5 acre in area or larger, the maximum
19 impervious surface area allowed shall be at least 10,000 square feet. On any lot over 1 acre
20 in area, an additional 5 percent of the lot area may be used for buildings related to
21 agricultural or forestry practices. For lots smaller than two acres but larger than .5 acre, an
22 additional 10 percent of the lot area may be used for structures which are determined to be
23 medically necessary, provided the applicant demonstrates the structure is necessary to
24 provide daily care to an on-site resident certified by a physician as needing such care.

25 12. Reserved.

26 13. Reserved.

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

28 a. in R6 and R8 zones, a building with a footprint built on slopes exceeding a
29 15% finished grade; and

1 b. in R18, R24 and R48 zones using residential density incentives and transfer of
2 density credits pursuant to this title.

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

4 16. Vehicle access points from garages, carports or fenced parking areas shall be
5 set back from the property line upon which a joint use driveway is located to provide a
6 straight line length of at least 26 feet from the access point to the opposite side of the joint
7 use driveway.

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

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

12 19. All subdivisions and short subdivisions in rural residential zones within the
13 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North
14 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and
15 Nonpoint Action Plan) shall have a maximum impervious surface area of 8% of the gross

1 acreage of the plat. Distribution of the allowable impervious area among the platted lots
2 will be recorded on the face of the plat. Impervious surface of roads need not be counted
3 towards the allowable impervious area. In cases where both lot- and plat-specific
4 impervious limits apply, the more restrictive shall be required.

5 INTRODUCED AND READ for the first time this 8th day of
6 April, 1996.

7 PASSED by a vote of 12 to 0 this 10th day of June,
8 1996.

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

11 Jane Hague
12 Chair

13 ATTEST:

14 Gerald G. Peterson
15 Clerk of the Council

16 APPROVED this 20th day of June, 1996

17 Jerry Locke
18 King County Executive

19 Attachments: None