

ORDINANCE NO. **12549**

AN ORDINANCE relating to zoning; clarifying standards for residential construction on moderately sloped building lots; amending Ordinance 10870, Section 340, as amended, and K.C.C. 21A.12.030, and Ordinance 11555, Section 4, as amended, and K.C.C. 21A.12.085; and adding a new section to K.C.C. Chapter 21A.120.

STATEMENT OF FACTS:

1. As set forth in KCC 21A.04.080, the R-4 through R-8 zones are intended to be developed with a "mix of predominantly single detached dwelling units".
2. Many of the remaining sites available for development in the Urban Growth Area contain slopes which, although they are not so steep as to prevent development under the restrictions of the Sensitive Areas Ordinance, have made development of these areas at the densities mandated by KCC 21A.12.030 possible only with stacked attached dwelling units.
3. Application of the current minimum density standards in the R-4 through R-8 zones on sites with moderate slopes does not permit practical development of these sites with detached housing, or in many cases, townhouse units.
4. Many of the existing developable sites with moderate slopes would be in-fill developments in areas which are predominantly detached housing.
5. For purposes of assuring that moderately sloped sites in R-4, R-6 and R-8 zones in the Urban Growth Area are primarily with detached housing which is consistent with the purpose of those zones and which are compatible with existing neighborhoods, it is necessary to modify the minimum density standards to compensate for the difficulties of building on sloped sites.

FINDING:

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 requirements apply.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 340, as amended, and K.C.C. 21A.12.030 are

each hereby amended to read as follows:

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## A. Densities and dimensions - residential zones

STANDARDS	RESIDENTIAL													
	RURAL				URBAN ESERVE	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 du/ac	8 du/ac	12 du/30 ac	18 du/ac	24 du/ac	48 du/ac	
Maximum Density Dwelling Unit/Acre (1)							6 du/a c	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac	
Minimum Density							85% (12) (18)	85% (12) (18)	85% (12) (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)	30 ft (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)	the 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)	% (11)	55%	70%	75%	85%	85%	85%	90%	

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## B. Development Conditions

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1. The maximum density may be achieved only through the application of

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residential density incentives or transfers of density credits pursuant to Chapters 21A.34 or

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21A.36. Maximum density may only be exceeded pursuant to Section 21A.34.040 F.1.f.

7

2. See also Section 21A.12.060.

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

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townhouse developments.

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4. Height limits may be increased when portions of the structure which exceed the

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base height limit provide one additional foot of street and interior setback for each foot above

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the base height limit, provided the maximum height may not exceed 75 feet. Netting or

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fencing and support structures for the netting or fencing used to contain golf balls in the

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operation of golf courses or golf driving ranges are exempt from additional interior setback

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requirement provided that the maximum height shall not exceed 75 feet.

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5. Applies to each individual lot. Impervious surface area standards for:

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

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

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

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

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

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

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

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

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

19           10.a. For developments consisting of three or more single-detached dwellings located  
20 on a single parcel, the setback shall be 10 feet along any property line abutting R-1 through R-  
21 8, RA and UR zones.

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

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

1 percent of the lot area may be used for structures which are determined to be medically  
2 necessary, provided the applicant demonstrates the structure is necessary to provide daily care  
3 to an on-site resident certified by a physician as needing such care.

4 12. ((Reserved.))For purposes of calculating minimum density, the  
5 applicant may request that the minimum density factor be modified based upon the  
6 weighted average slope of the net buildable area(s) of the site pursuant to Section 3 of  
7 this ordinance.

8 13. Reserved.

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

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

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

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

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

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

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

23 19. All subdivisions and short subdivisions in rural residential zones within the  
24 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North Fork  
25 and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and Nonpoint  
26 Action Plan) shall have a maximum impervious surface area of 8% of the gross acreage of the  
27 plat. Distribution of the allowable impervious area among the platted lots will be recorded on  
28 the face of the plat. Impervious surface of roads need not be counted towards the allowable

1 impervious area. In cases where both lot- and plat-specific impervious limits apply, the more  
 2 restrictive shall be required.

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

5 Calculations - site area used for minimum density calculations. Minimum density  
 6 shall be determined by:

7 A. Multiplying the Base Density (Dwelling Units/Acre) as set forth in K.C.C.  
 8 21A.12.030.A by the Net Buildable Area of the project site; and then

9 B. Multiplying the resulting product by the Minimum Density percentage set forth in  
 10 K.C.C. 21A.12.030.A or as adjusted pursuant to the provision of Section 3 of this ordinance.

11 NEW SECTION. SECTION 3. There is hereby added to K.C.C. 21A.12 a new section  
 12 to read as follows:

13 Minimum Density Adjustments For Moderate Slopes. A. For purposes of calculating  
 14 minimum density of sloped sites in zones R-4, R-6 and R-8, the following adjustment is  
 15 permitted:

Weighted Average Slope of Net Buildable Area(s) of Site:	Minimum Density Factor:
0% - less than 5 %	85%
5% - less than 15 %	83%, less 1.5% for each 1% of average slope in excess of 5%
15% - less than 40%	66%, less 2.0% for each 1% of average slope in excess of 15%

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 17 B. Weighted average slope shall be calculated as follows:

18 1. The applicant shall submit a topographic survey of the net buildable area(s) of the  
 19 site which identifies distinct areas within the following slope increments: 0-5%, 5-10%, 10-  
 20 15%, etc. up to 35-40%.

1 2. Each slope increment will have a corresponding median slope value. This value is  
2 the midpoint of each slope increment. For instance, slope increments of 0-5% and 5-10%  
3 shall have median values of 2.5% and 7.5%, respectively.

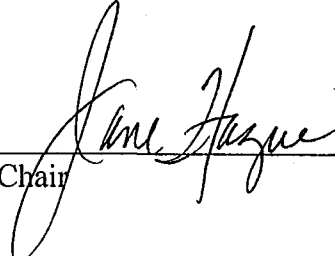
4 3. The weighted average slope shall be determined by multiplying the number of  
5 square feet in each area by the median slope value in that area. For example, if the net  
6 buildable area portion of a site is 30,000 sq. ft. of which there are 10,000 square feet of 5-10%  
7 slope and 20,000 square feet of 10-15% slope, the weighted average slope would be 10.8%.  
8 See the following calculation [(10,000 sq. ft. times 7.5% plus 20,000 sq. ft. times 12.5%)  
9 divided by 30,000 sq. ft. = 10.8% ].

10 INTRODUCED AND READ for the first time this 28<sup>th</sup> day of

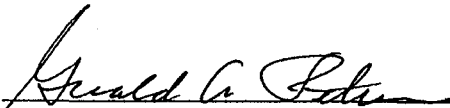
11 October, 1996.

12 PASSED by a vote of 11 to 0 this 9<sup>th</sup> day of December, 1996

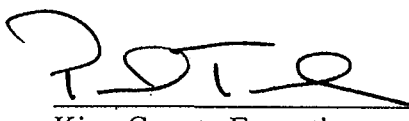

13 KING COUNTY COUNCIL  
14 KING COUNTY, WASHINGTON

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17 \_\_\_\_\_  
Chair

18 ATTEST:

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Clerk of the Council

22 APPROVED this 20<sup>th</sup> day of December, 1996.

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25 \_\_\_\_\_  
26  King County Executive

27 Attachments:  
28 None  
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