

June 2, 1997

Introduced By:

PETE VON REICHAUER

CW:ac A60ord

Proposed No.:

97 - 491


ORDINANCE NO. **12929**

AN ORDINANCE relating to zoning; amending the Agricultural (A) zone to remove the A-60 designation, consistent with the comprehensive plan; amending Ordinance 10870, Sections 22 and 341, both as amended; and K.C.C. 21A.04.010 and 21A.12.040.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 22, as amended, and K.C.C. 21A.04.010 are each hereby amended to read as follows:

Zones and map designations established. In order to accomplish the purposes of this title the following zoning designations and zoning map symbols are established:

<u>ZONING DESIGNATIONS</u>	<u>MAP SYMBOL</u>
Agricultural	A (10 (( <del>7</del> ))-or <del>35</del> (( <del>or 60</del> )) acre minimum lot size)
Forest	F
Mineral	M
Rural Area	RA (2.5-acre, 5-acre, 10- acre or 20-acre minimum lot size)
Urban Reserve	UR
Urban Residential	R (base density in dwellings per acre)
Neighborhood Business	NB
Community Business	CB
Regional Business	RB
Office	O
Industrial	I
Regional Use	Case file number following zone's map symbol
Property-specific development standards	-P (suffix to zone's map symbols)
Special District Overlay	-SO(suffix to zone's map symbol)
Potential Zone	 (dashed box surrounding zone's map symbol)
Interim Zone	* (asterisk adjacent to zone's map symbol)

SECTION 2. Ordinance 10870, Section 341, as amended, and K.C.C. 21A.12.040

are each hereby amended to read as follows:

A. Densities and dimensions - resource and commercial/ industrial zones

STANDARDS	RESOURCE					COMMERCIAL/INDUSTRIAL				
	AGRICULTURE			FOREST	MINERAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL
	A-10	A-35	<del>((A-60))</del>	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre	0.1 du/ac	.0286 du/ac	<del>((.0167 du/ac))</del>	.0125 du/ac		8 du/ac (2)	18 du/ac (2)	36 du/ac (2)	36 du/ac (2)	
Maximum Density: Dwelling Unit/Acre						12 du/ac (3)	24 du/ac (3)	48 du/ac (3)	48 du/ac (3)	
Minimum Lot Area	10 acres	35 acres	<del>((60 acres))</del>	80 acres	10 acres					
Maximum Lot Depth/Width Ratio	4 to 1	4 to 1	<del>((4 to 1))</del>							
Minimum Street Setback	30 ft (4)	30 ft (4)	<del>((30 ft (4))</del>	100 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft
Minimum Interior Setback	10 ft (4)	10 ft (4)	<del>((10 ft (4))</del>	100 ft (4)	(12)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) 50 ft (8)
Base Height (10)	35 ft	35 Ft	<del>((35 ft))</del>			35 ft 45 ft (6)	35 ft 60 ft (6)	35 ft 65 ft (6)	45 ft 60 ft (6)	45 ft
Maximum Floor/Lot Ratio: Square Feet						1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage (13)	15% 35% (11)	10% 35% (11)	<del>((10% 35% (11))</del>	10% 35% (11)		85%	85%	90%	75%	90%

B. Development Conditions.

1. Reserved.

2. These densities are allowed only through the application of mixed use development standards and for stand-alone townhouse development in the NB zone on property designated Commercial Outside of Center in the urban area.

3. These densities may only be achieved through the application of residential density incentives or transfer of density credits in mixed use developments and for stand-alone townhouse development in the NB zone on property designated Commercial Outside of Center in the urban area, see K.C.C. 21A.34 and 21A.36.

1 4. a. In the F zone, scaling stations may be located (~~(35)~~) thirty-five feet from  
2 property lines. Residences shall have a setback of at least (~~(30)~~) thirty from all property  
3 lines.

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

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

10 5. Gas station pump islands shall be placed no closer than (~~(25)~~) twenty-five feet to  
11 street front lines.

12 6. This base height allowed only for mixed use developments and for stand-alone  
13 townhouse development in the NB zone on property designated Commercial Outside of  
14 Center in the urban area.

15 7. Required on property lines adjoining residential zones.

16 8. Required on property lines adjoining residential zones for industrial uses  
17 established by conditional use permits.

18 9. The floor/lot ratio for mixed use developments shall conform to K.C.C. 21A.14.

19 10. Height limits may be increased when portions of the structure building which  
20 exceed the base height limit provide one additional foot of street and interior setback for each  
21 foot above the base height limit, provided the maximum height may exceed (~~(75)~~) seventy-  
22 five feet only in mixed use developments. Netting or fencing and support structures for the  
23 netting or fencing used to contain golf balls in the operation of golf courses or golf driving

1 ranges are exempt from the additional interior setback requirement provided that the  
2 maximum height shall not exceed ((75)) seventy-five feet.

3 11. Applicable only to lots containing less than one acre of lot area. Development  
4 on lots containing less than 15,000 square feet of lot area shall be governed by impervious  
5 surface standards of the nearest comparable R-4 through R-8 zone.

6 12. See Section 21A.22.060 for setback requirements in the mineral zone.

7 13. The impervious surface area for any lot may be increased beyond the total  
8 amount permitted in this chapter subject to approval of a conditional use permit.

9 INTRODUCED AND READ for the first time this 18<sup>th</sup> day of  
10 August, 1997.

11 PASSED by a vote of 12 to 0 this 24<sup>th</sup> day of November,  
12 1997

13 KING COUNTY COUNCIL  
14 KING COUNTY, WASHINGTON

15 Jane Hogue  
16 Chair

17 ATTEST:

18 Deborah  
19 Clerk of the Council

20 APPROVED this 5 day of December, 1997.

21 Donald C. Amundson  
22 King County Executive

23 Attachments: