

February 3, 1998

ROB MCKENNA
JANE HAGUE

Introduced By:

CYNTHIA SULLIVAN

clerk 3/5/98

Proposed No.:

98-181

ORDINANCE NO. **13086**

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AN ORDINANCE relating to zoning, amending the densities and dimensions tables in Chapter 21A.12; amending Ordinance 10870, Section 340 and K.C.C. 21A.12.030; Ordinance 10870, Section 341 and K.C.C. 21A.12.040; and Ordinance 10870, Section 368 and K.C.C. 21A.14.080; all as amended.

FINDINGS:

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.

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

hereby amended to read as follows:

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

RESIDENTIAL														
	Z O N E S	RURAL				URBA N R E- S E R V E	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% (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)	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%

1 21A.12.030 B. Development conditions.

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

5 2. Also see K.C.C. 21A.12.060.

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

8 4. Height limits may be increased when portions of the structure which exceed the
9 base height limit provide one additional foot of street and interior setback for each foot
10 above the base height limit, provided that the maximum height may not exceed ((75))
11 seventy-five feet. Netting or fencing and support structures for the netting or fencing used
12 to contain golf balls in the operation of golf courses or golf driving ranges are exempt from
13 the additional interior setback requirement provided that the maximum height shall not
14 exceed ((75)) seventy-five feet.

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

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

17 b. nonresidential uses in residential zones shall comply with K.C.C. 21A.12.120 and
18 .220;

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

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

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

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

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

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

10 b. ~~((F))~~ for lots between one acre and 2.5 acres in size, the requirements of the R-1
11 zone shall apply. For lots under one acre, the requirements of the R-4 zone shall apply.

12 10.a. For developments consisting of three or more single-detached dwellings located
13 on a single parcel, the setback shall be ~~((10))~~ ten 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))~~ twenty feet
16 along any property line abutting R-1 through R-8, RA and UR zones, unless the townhouse or
17 apartment development is adjacent to property upon which an existing townhouse or
18 apartment development is located.

19 11. Lots smaller than .5 acre in area shall comply with standards of the nearest
20 comparable R-4 through R-8 zone. For lots that are .5 acre in area or larger, the maximum
21 impervious surface area allowed shall be at least 10,000 square feet. On any lot over one acre
22 in area, an additional ~~((5))~~ five percent of the lot area may be used for buildings related to
23 agricultural or forestry practices. For lots smaller than two acres but larger than .5 acre, an

1 additional (~~(10)~~) ten percent of the lot area may be used for structures which are determined to
2 be medically necessary, provided the applicant submits with the permit application a notarized
3 affidavit, conforming with the requirements of K.C.C. 21A.32.170A.2.

4 12. For purposes of calculating minimum density, the applicant may request that the
5 minimum density factor be modified based upon the weighted average slope of the net
6 buildable area(s) of the site pursuant to K.C.C. 21A.12.087.

7 13. Reserved.

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

9 a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a (~~(15)~~)
10 fifteen percent finished grade; and

11 b. in R-18, R-24 and R-48 zones using residential density incentives and transfer of
12 density credits pursuant to this title.

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

14 16. Vehicle access points from garages, carports or fenced parking areas shall be set
15 back from the property line upon which a joint use driveway is located to provide a straight
16 line length of at least (~~(26)~~) twenty-six feet as measured from the centerline of the garage,
17 carport or fence parking area, 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 sensitive areas or the axis of designated corridors such as urban
21 separators or the wildlife habitat network to the extent possible and a permanent open space
22 tract that includes at least (~~(50)~~) fifty percent of the site shall be created. Open space tracts
23 shall meet the provisions of K.C.C. 21A.14.040.

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

2 19. All subdivisions and short subdivisions in R-1 and RA zones within the North Fork
3 and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North Fork and Upper
4 Issaquah Creek subbasins are identified in the Issaquah Creek Basin and Nonpoint Action
5 Plan) and the portion of the Grand Ridge subarea of the East Sammamish Community
6 Planning Area which drains to Patterson Creek shall have a maximum impervious surface area
7 of ((8)) eight percent of the gross acreage of the plat. Distribution of the allowable
8 impervious area among the platted lots shall be recorded on the face of the plat. Impervious
9 surface of roads need not be counted towards the allowable impervious area. in cases where
10 both lot- and plat-specific impervious limits apply, the more restrictive shall be required.

11 SECTION 2. Ordinance 10870, Section 341, as amended, and K.C.C. 21A.12.040 are
12 each hereby amended to read as follows:

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21A.12.040 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	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre	0.1 du/ac	.0286 du/ac	.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	80 acres	10 acres					
Maximum Lot Depth/Width Ratio	4 to 1	4 to 1							
Minimum Street Setback	30 ft (4)	30 ft (4)	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)	100 ft (4)	(12)	20 ft (7) (14)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) 50 ft (8)
Base Height (10)	35 ft	35 Ft			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)	10% 35% (11)		85%	85%	90%	75%	90%

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B. Development Conditions.

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1. Reserved.

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2. These densities are allowed only through the application of mixed use

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development standards and for stand-alone townhouse development in the NB zone on

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property designated commercial outside of center in the urban area.

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3. These densities may only be achieved through the application of residential

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density incentives or transfer of density credits in mixed use developments and for stand-

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alone townhouse development in the NB zone on property designated commercial outside

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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 thirty-five feet from property
2 lines. Residences shall have a setback of at least thirty feet from all property lines.

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

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

9 5. Gas station pump islands shall be placed no closer than twenty-five feet to street
10 front lines.

11 6. This base height allowed only for mixed use developments and for stand-alone
12 townhouse development in the NB zone on property designated commercial outside of
13 center in the urban area.

14 7. Required on property lines adjoining residential zones.

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

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

18 10. Height limits may be increased when portions of the structure building which
19 exceed the base height limit provide one additional foot of street and interior setback for
20 each foot above the base height limit, provided the maximum height may exceed seventy-
21 five feet only in mixed use developments. Netting or fencing and support structures for the
22 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 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 K.C.C. 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 14. Required on property lines adjoining residential zones except when a stand-
10 alone townhouse development on property designated commercial outside of center in the
11 urban area is proposed to be located adjacent to property upon which an existing
12 townhouse development is located.

13 SECTION 3. Ordinance 10870, Section 367, as amended and K.C.C. 21A.14.070
14 are hereby amended to read as follows:

15 21A.14.070 Attached dwellings and group residences - Applicability. The standards
16 of K.C.C. 21A.14.080 through ((21A.14.100)) 21A.14.090 shall apply to all new apartment
17 developments exceeding four dwelling units, new townhouse development and new group
18 residences except Class I Community Residential Facilities ("CRF-I"). Expansions of

1 existing development that involve four or more dwelling units shall be subject to
2 compliance with K.C.C. 21A.14.080 ((to 21A.14.100)) through 21A.14.090.

3 INTRODUCED AND READ for the first time this 16th day of
4 March, 1998.

5 PASSED by a vote of 13 to 0 this 20th day of April,
6 1998.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9
10 Louise Miller
11 Chair

12 ATTEST:

13
14 Zimmerman
15 Clerk of the Council

16 APPROVED this 1 day of May, 1998

17
18 [Signature]
19
20 King County Executive

21 Attachments: None
22