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ORDINANCE NO. 2960

AN ORDINANCE relating to planned unit developments; providing for a development density bonus for locating in school district preferred growth enrollment areas; amending Ordinance No. 2745, Section 17.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 2745, Section 17, is amended to read as follows:

(1) Bonus multipliers. Bonus units per acre earned pursuant to this section shall be multiplied by the following numbers:

- (a) SE and FR: 0.1
 - (b) RS 15000: 0.2
 - (c) RS 9600: 0.3
 - (d) RS 7200: 1.0
 - (e) SR: Same as equivalent zone (~~+~~), as set forth
- in this in this paragraph.
- (f) RD 3600: 2.5
 - (g) RM 2400: 4.0
 - (h) RM 1800: 5.0
 - (i) RM 900: 8.0

(2) The following units per acre may be accumulatively earned as density permitted in addition to the base unit density of the zone:

- (a) Common Open Space
 - 1. Three-tenth (0.30) unit per acre bonus if at least ten percent of the dry common open space has a slope of ten percent or less.

1 2. Three-tenths (0.30) unit per acre bonus if significant recrea-
2 tion areas are developed and equipped with such features as, but not limited
3 to, trails, landscaped passive or open areas, pools, tennis courts, children's
4 play areas, etc.

5 3. Fifteen one-hundredths (0.15) unit per acre bonus in land-
6 scaped decks and roof tops are features of the design.

7 (b) Environmental Concern.

8 1. Two-tenths (0.20) unit per acre bonus if the project plan
9 provides for and assures a substantial retention of native ground cover, bushes
10 or trees.

11 2. Fifteen one-hundredths (0.15) unit per acre if onsite drainage
12 control is accomplished using natural on-site drainage and drainage retention
13 features or drainage and drainage retention facilities which are landscaped
14 to resemble natural features.

15 3. If significant general public access is provided to lake or river,
16 fifteen one hundredths (0.15) (~~two tenths (0.20)~~) unit per acre bonus; to
17 trails, one-tenth (0.10) unit per acre bonus; to scenic viewpoint, one tenth (0.10)
18 unit per acre bonus.

19 4. Fifteen one-hundredth (0.15) unit per acre bonus if the
20 project plan provides substantial and exceptional landscape treatment either
21 as an adjunct to or in lieu of, native landscaping.

22 (c) Internal circulation and parking

23 1. One-tenth (0.10) unit per acre bonus if the off-street
24 parking is 50' or less from the entrance to the building served; or if one can
25 walk under cover, the parking may be up to 150' away and still receive the
26 bonus.

27 2. For parking accessory to multiple-unit structures, two-tenths
28 (0.20) unit per acre bonus if one-half the required parking is covered, three-
29 tenths (0.30) unit per acre bonus if all the required parking is covered.

30 3. Fifteen one-hundredths (0.15) unit per acre bonus if parking
31 areas are kept small (10-20 spaces in a group) and interspersed with land-

1 scaping, or provided under buildings.

2 4. Fifteen one-hundredth (0.15) unit per acre bonus if provision
3 is made for an internal bike and pedestrian system obviously separated from
4 heavy auto traffic facilities. Such separated nonvehicular circulation systems
5 shall be subject to the conveyance requirements of New Section 18. (3), of
6 this ordinance.

7 (d) Public service and facility availability.

8 1. Fifteen one-hundredth (0.15) unit per acre bonus if public
9 transit is available within walking distance (approximately one-half mile)
10 and the service is provided twice hourly during morning and evening peak
11 hours.

12 2. Fifteen one-hundredth (0.15) unit per acre bonus if off-site
13 convenience shopping facilities are functionally accessible within reasonable
14 walking distance (approximately one-half mile).

15 3. One-tenth (0.10) unit per acre bonus if sewer and water lines
16 lie within or adjacent to the site at the time of application and the sewer district
17 and water district indicate that their systems will not be stressed by the added
18 development.

19 4. Fifteen one hundredth (0.15) unit per acre bonus if the cir-
20 culation plan is such that the traffic generated by the project will put no
21 substantial additional load on the surrounding local access street system.

22 5. One-tenth (0.10) unit per acre bonus if the project is located
23 within a fire district which has a district wide Washington Surveying and
24 Rating Bureau protection rating of class 5 or better, or is located within an
25 area which already meets Washington Surveying and Rating Bureau "Zone 2"
26 criteria in a class 5, or better, fire district in whcih the rating is not district
27 wide.

28 6. One-tenth (0.10) unit per acre bonus if the development
29 provides a crime prevention plan, incorporating locks, dwelling unit lighting,
30 street lighting, doors, windows, and alarms, approved by the King County
31 Department of Public Safety.

1 7. One-tenth (0.10) unit per acre bonus if the project is located
2 within a portion of a school district which that District has identified as a
3 preferred enrollment growth area, consistent with that District's five year
4 planning objectives.

5 (c) Other.

6 1. Two-tenths (0.20) per unit bonus if the sponsor uses a design/
7 development team, consisting of an architect, engineer, landscape architect,
8 and builder, through the design and construction phases of the project.

9 2. Fifteen one-hundredth (0.15) per acre bonus if the develop-
10 ment features a mix of housing types. Single residences, attached single units
11 from duplexes to townhouses and apartments are examples of housing types.
12 The mix need not include some of every type.

13 3. Fifteen one-hundredth (0.15) unit per acre bonus if the
14 project features functionally distinct day care facilities sufficient to serve the
15 probable demand for such services generated by the project.

16 4. Two-tenths (0.20) (~~Twenty-five hundredths (0.25)~~) units per
17 acre bonus if the development features a broad range of unit rentals, including
18 at least ten percent at or below ninety percent of the "Fair Market Rent Levels for
19 New Construction or Substantial Rehabilitation" for the Seattle Standard Metropolitan
20 Statistical Area, as determined by the United States Department of Housing and
21 Urban Development, Region 10, pursuant to Section 8., Title II, Housing and
22 Community Development Act of 1974.

23 The rental rate for a unit to be sold shall be considered to be one-
24 hundred-twenty percent of the monthly amount necessary to amortize a full
25 twenty-year mortgage on the unit at current market mortgage interest rates
26 in King County.

27 This subsection shall not be construed as intended to control rents.

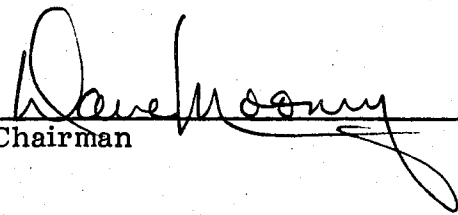
28 5. Fifteen hundredth (0.15) unit per acre bonus if the largest
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1 parcel exceeds twenty acres or was the result of assembling at least three
2 separate lots with a minimum combined area of five acres.

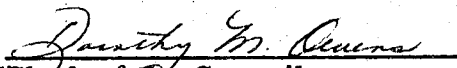
3 INTRODUCED AND READ for the first time this 20th day
4 of September, 1976

5 PASSED at a regular meeting of the King County Council
6 this 1st day of November, 1976.

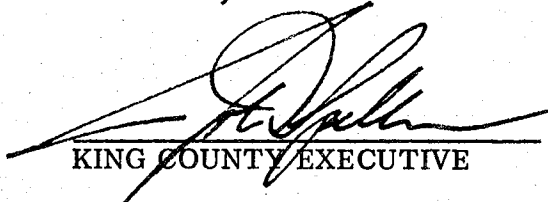
8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

10 
11 Chairman

13 ATTEST:

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15 
16 Deputy Clerk of the Council

17 APPROVED this 4th day of November, 1976

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19 
20 KING COUNTY EXECUTIVE