

May 15, 1978

Introduced by: EARL STANT

Proposed No. 178 - 462

ORDINANCE NO. 3788

An Ordinance relating to zoning; revising the lot area requirements in the S-R (Suburban-Residential) classification; and amending Resolution 25789, Section 1002, and K.C.C. 21.20.030.

BE IT ORDAINED BY THE KING COUNTY COUNCIL:

SECTION 1. Resolution 25789, Section 1002, and K.C.C. 21.20.030 are each amended to read as follows:

Lot area: The minimum required area of a lot in a S-R zone shall be five acres, provided in multiple lot subdivisions approved subsequent to the effective date of this title:

(1) The minimum required area may be reduced to seven thousand two hundred square feet or nine thousand six-hundred square feet when:

~~((a) All lots are a part of an approved subdivision;))~~

~~((b))~~ (a) All lots are served by public sewers;

~~((e))~~ (b) All lots are served by public water;

~~((d))~~ (c) All lots are served by paved streets with curbs, sidewalks, and underground storm drainage, consistent with K.C.C. Title 19;

(2) The minimum required lot area may be reduced to ~~((nine-thousand six-hundred))~~ fifteen thousand square feet when:

~~((a) All-lots-are-a-part-of-an-approved-subdivision;))~~

~~((b))~~ (a) All lots are served by public or private water;

~~((e))~~ (b) All lots are served by an approved sewage disposal system;

~~((d))~~ (c) All lots are served by paved streets and walkways consistent with K.C.C. Title 19;

(3) The minimum required lot area may be reduced to thirty-five thousand square feet when:

~~((a) -All-lots-containing-an-area-of-thirty-five-thousand-square-feet or-more-are-part-of-an-approved-subdivision;))~~

~~((b))~~ (a) All lots are served by public or private water;

~~((e))~~ (b) All lots are served by an approved sewage disposal system;

1 (4) The provisions, methods and standards contained in the RS
2 classification under ((Section)) Chapter 21.08((030)) of this title pertaining
3 to meeting minimum lot area requirements by using the average lot size of the
4 subdivision shall also apply to comparable subdivisions permitted under this
5 section.

6 (5) In S-R zoned areas for which there is an adopted community plan,
7 the minimum required lot area per dwelling unit for multiple lot subdivisions,
8 short subdivisions, or planned unit developments may be reduced from 5 acres
9 when consistent with a community plan density policy, as defined herein, and
10 with the standards in Subsections (1) through (4) of this Section, whichever
11 requires the larger lot size. For purposes of this Section, "Community Plan
12 Density Policy" means a density depicted on a community plan land use map or
13 in a community plan text.

14 (6) In S-R zoned areas for which there is a community plan, properties
15 may have a density suffix, indicating which lot sizes are consistent with
16 applicable density policies, imposed on them through the area zoning process
17 to govern the zoning and subdivision examiner and Building and Land Development
18 Division in applying community plan density policies.

19 INTRODUCED AND READ for the first time this 22nd day of May
20 1978.

21 PASSED this 17th day of July, 1978.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bernice Stuenkel
Chairman

26 ATTEST:

27
28 Dorothy M. Owens
29 DEPUTY Clerk of the Council

30 APPROVED this 20th day of July, 1978

[Signature]
King County Executive