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ORDINANCE NO. 4304

AN ORDINANCE relating to zoning; providing for flexible yard and lot dimension requirements for structures and lots within residential subdivisions and short subdivisions; and adding a new section to KCC 21.48.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is added to KCC 21.48 a new section to read as follows: Flexible yard and lot dimensions requirements in subdivisions and short subdivisions. In subdivisions and short subdivisions proposed to create residential building lots within any R, S or G zone, required front, rear and side yard requirements and lot dimensions may be varied from those required by the zone in which the proposed subdivision or short subdivision is situated, in order to provide more optimal use of private or community open space, privacy, a more energy-efficient arrangement of structures, or to protect environmentally sensitive areas, provided:

(1) Primary and accessory residential buildings, whether on the same lot or on adjacent lots, must either maintain a separation of not less than ten feet or share a common wall;

(2) If a detached structure is proposed to be located touching a lot line, a ten-foot easement must be provided on the adjacent lot, said easement to be free of structures and other obstructions so as to allow painting, reroofing and other normal repair and maintenance of the structure's exterior. When structures are proposed to share a common wall on a lot boundary line, a plat covenant or condition of approval must be provided for necessary access to each adjacent lot to allow painting, reroofing and other normal repair and maintenance of each structure's exterior;

(3) The final plat or short plat must show the exact size and location of all structures proposed to be placed in an otherwise required yard or open space. Review of proposed subsequent additions to such structures shall be governed by Section 21.52.050. Any structure not specifically shown on the final plat or short

1 plat must observe all normally required yards and setbacks;

2 (4) In no case shall a structure be located closer than
3 the normally required side yard distance from the boundary of the
4 proposed subdivision or short subdivision. This restriction may be
5 waived by the county when an adjacent property has been developed
6 under a planned unit development or under the provisions of this
7 Section, and the county has determined that no adverse impact on
8 the adjacent property will result;

9 (5) Eaves, but no other part of any structure, may protrude
10 no more than eighteen inches across a side or rear lot line;

11 (6) In order to preserve privacy between adjacent lots,
12 when a residence is located within an otherwise required side or
13 rear yard, there shall be no windows in the walls facing the near-
14 est lot lines. No doors or mechanical vents shall be installed in
15 such walls;

16 (7) The setback flexibility allowed by this Section shall
17 not eliminate the vision clearance requirements of Section 21.48.130
18 or any other county requirements relating to traffic safety at or near
19 street intersections;

20 (8) Average lot area and lot area per dwelling unit shall
21 be as required in the zone in which the proposed subdivision or
22 short subdivision is located;

23 (9) All normal yard, open space and lot dimension require-
24 ments shall apply to lots proposed to be created through a sub-
25 division or short subdivision unless King County determines that
26 a proposed modification of normally required yards or lot dimen-
27 sions is consistent with the purposes of this title and county
28 subdivision regulations. King County shall deny or modify any pro-
29 posed variation from normally required yards or lot dimensions
30 within a subdivision or short subdivision as necessary to accomplish
31 the purposes of this title and the county's subdivision regulations,
32 and to minimize adverse impacts on adjacent properties.

33 (10) Prior to selling any lot or residence in a subdivision

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or short subdivision which provides for flexible yard or lot dimension arrangements as allowed by this Section, the seller shall show the prospective purchaser a copy of the plat or short plat depicting the arrangement of lot lines and structures, and shall provide a clear written explanation of the provisions of this Section to said prospective purchaser.

INTRODUCED AND READ for the first time this 16th day of April, 1979.

PASSED this 4th day of June, 1979.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Ruby Chow
Chairman

ATTEST:

Barbara G. Quinn DEPUTY
Clerk of the Council

APPROVED this 13th day of June, 1979.

[Signature]
King County Executive