

6/1/79

Introduced by:

Bill Reams  
Bernice Stern

79-581

ORDINANCE NO. 4306

AN ORDINANCE relating to zoning; creating two new zone classifications known as GR (Growth Reserve) and SC (Suburban Cluster) and adding a new definition to the Zoning Code.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Classification created. There is hereby created the GR (Growth Reserve) zone classification.

SECTION 2. Purpose of Classification. The purposes of this classification are: to implement comprehensive and community plans which call for a low residential density to prevent premature urban development in areas without adequate roads, schools, utilities, and other public facilities and services, while allowing reasonable uses of property; to reserve large tracts of land suitable for possible future urban or suburban growth; to maintain the rural character of reserve areas by allowing compatible open space, recreational and agricultural uses; to permit limited residential growth contiguous to existing supporting public facilities; and, to preserve environmentally sensitive areas. A further purpose of this classification is to prevent the establishment of uses and subdivision patterns which may foreclose significant future alternatives and prevent efficient later development at urban or suburban densities.

SECTION 3. Permitted Uses. In a GR zone, the following uses only are permitted, subject to the off-street parking requirements and other general provisions and exceptions set forth in this title beginning with Chapter 21.46.

(1) A one-family dwelling and accessory buildings and uses; provided that if the dwelling is a factory-built unit or a mobile home, it must be certified by the State of Washington, and if the dwelling is a mobile home, it must also meet on-site permit requirements contained in Section 18.04.050 as now or hereafter amended;

(2) Housing facilities to accommodate agricultural employees and their families employed by the owner of the premises; provided such facilities are permitted only on holdings containing ten acres or more; provided further that such housing facilities are accessory to the main dwelling and shall conform to the provisions of Chapter 21.22 pertaining to required yards, open spaces and placement of buildings;

1 (3) Marketing of agricultural and dairy products raised on the premises;  
2 provided only one stand shall be permitted on the premises, shall not be  
3 located on a lot containing less than thirty-five thousand square feet, such  
4 stand shall not contain more than three-hundred square feet of floor area, and  
5 shall not be located in any required yard or open space on the premises;

6 (4) Public utility facilities such as telephone exchanges, water pumping  
7 stations, electrical distribution substations, water storage reservoirs or  
8 tanks necessary for the distribution and transmission of services for the area  
9 including accessory microwave transmission facilities and towers;

10 (5) Schools and churches;

11 (6) Horticulture and the agricultural uses enumerated in  
12 Section 21.22.020 as now or hereafter amended;

13 (7) Unclassified uses as provided in Chapter 21.44, only when not  
14 inconsistent with the purposes of this chapter.

15 SECTION 4. Lot area and lot area per dwelling unit. The minimum lot  
16 area and lot area per dwelling unit shall be twenty acres, except as follows:

17 (1) On sites containing ten acres or more, accessory housing facilities  
18 to accommodate agricultural employees, as provided in Section 3 of this  
19 Ordinance;

20 (2) In multiple lot subdivisions and short subdivisions, higher  
21 densities may be allowed consistent with the comprehensive plan and subject to  
22 the lot clustering provisions of this Chapter.

23 SECTION 5. Lot dimensions, coverage, height limits, yards and open  
24 spaces.

25 (1) For parcels in a GR zone containing over five acres, lot dimensions,  
26 height limits, yards and open spaces shall be those set forth in Chapter 21.22,  
27 except in multiple lot subdivisions and short subdivisions;

28 (2) For parcels in a GR zone containing five acres or less, lot  
29 dimensions, height limits, yards and open spaces shall be those set forth in  
30 Chapter 21.18, except in multiple lot subdivisions and short subdivisions.

31 SECTION 6. Densities in multiple lot subdivisions. In order to carry  
32 out the purposes of the comprehensive plan and this Chapter, particularly the  
33 reservation of large tracts of land for possible future growth and the

1 promotion of efficient land use patterns, two different densities in multiple  
2 lot subdivisions and short subdivisions will be allowed, to be identified  
3 and applied on the zoning map with the designations GR-2.5 and GR-5.

4 (1) In a GR-2.5 zone, parcels containing two acres or more but less  
5 than five acres on or before the effective date of this ordinance may be  
6 short subdivided to create one additional lot, provided that both resulting  
7 lots are of sufficient area to meet on-site sewage disposal requirements, and  
8 provided further that neither lot shall be further subdivided while retaining  
9 the GR-2.5 classification;

10 (2) In a GR-2.5 zone, on parcels containing five acres or more, an  
11 average density of one dwelling unit per two and one-half acres of site area  
12 may be allowed in conjunction with lot clustering, subject to the following  
13 conditions:

14 (a) sixty-five percent or more of the site being subdivided or  
15 short subdivided is reserved for open space and possible future resubdivision  
16 pursuant to the "reserve tract" provisions of this Chapter;

17 (b) the topography, natural features, and site shape permit a  
18 present and potential future subdivision pattern which will allow efficient  
19 future conversion of the reserve tract, or a portion thereof, to urban or  
20 suburban uses when and if called for by the comprehensive plan or community  
21 plan;

22 (3) In a GR-5 zone, parcels containing two acres or more but less than  
23 ten acres on or before the effective date of this Ordinance may be short  
24 subdivided to create one additional lot, provided that both resulting lots are  
25 of sufficient area to meet on-site sewage disposal requirements, and provided  
26 further that neither lot shall be further subdivided while retaining the GR-5  
27 classification;

28 (4) In a GR-5 zone, on parcels containing ten acres or more, an average  
29 density of one dwelling unit per five acres of site area may be allowed in  
30 conjunction with lot clustering, subject to the following conditions:

31 (a) seventy-five percent or more of the site being subdivided or  
32 short subdivided is reserved for open space and possible future resubdivision  
33 pursuant to the "reserve tract" provisions of this Chapter;

1 (b) the topography, natural features, and site shape of the  
2 reserve tract permit a present and potential future subdivision pattern which  
3 will allow efficient future conversion of the reserve tract, or a portion  
4 thereof, to urban or suburban uses when and if called for by the  
5 comprehensive plan or community plan.

6 (5) In any GR zone, all coal mine hazard areas, Class III landslide  
7 hazard areas, and wetlands, as defined in KCC 21.04, shall be included within  
8 the reserve tract as provided by this Chapter, and shall be dedicated or  
9 reserved to King County or another appropriate community or public body as  
10 permanent open space, except to the extent that development is approved on  
11 such sensitive areas pursuant to Proposed Ordinance No. 79-560.

12 (6) In any GR zone, the minimum lot size of the building sites shall  
13 be sufficient to meet on-site sewage disposal requirements. Lot dimensions,  
14 coverage and height limits, yards and open spaces shall conform to the  
15 requirements of the nearest comparable RS or S zone based on the size of the  
16 building lots or to the provisions of Section 5 of this Ordinance.

17 (7) In any subdivision or short subdivision within a GR zone, open  
18 space and right-of-way dedications, easements, drainage control facilities,  
19 and site improvement requirements may be set by the County to serve only that  
20 portion of the site containing building lots, or any improvements allowed in  
21 a reserve tract.

22 SECTION 7. Reserve tract provisions.

23 (1) For the purposes of this Chapter, "reserve tract" means that portion  
24 of a proposed subdivision or short subdivision in a GR zone which is designated  
25 for potential future resubdivision subject to the restrictions of this  
26 Section. After a site is initially divided pursuant to this Chapter, the  
27 reserve tract may be retained by the subdivider, conveyed to residents of the  
28 subdivision, or conveyed to a third party. Regardless of who owns the reserve  
29 tract, all restrictions set forth in this Chapter shall apply to it.

30 (2) All reserve tracts created through subdivision or short subdivision  
31 in a GR zone shall be subject to the following restrictions:

32 (a) On reserve tracts of ten acres or more, one primary dwelling,  
33 which must be included in overall density calculations for the subdivision or

1 short subdivision, shall be permitted, plus horticulture and those agricultural  
2 uses enumerated in Section 21.22.020; uses of reserve tracts containing less  
3 than ten acres shall be limited to horticulture, agricultural crops, beehives  
4 as provided in Section 21.22.020, poultry, and livestock only for the use of  
5 the residents of the subdivision, as provided in Section 21.18.020(4);

6 (b) The reserve tract shall not be further subdivided while  
7 containing the GR classification. The reserve tract may be proposed for  
8 resubdivision only after the site is reclassified in an area zoning process as  
9 defined in Section 20.08.030. Every reserve tract created through this Chapter  
10 shall be eligible for review and consideration for urban or suburban uses when  
11 a new or revised community plan for the area in which the reserve tract is  
12 situated is being proposed, or every ten years from the date of designation of  
13 a reserve area through use of this classification;

14 (c) Coal mine hazard areas, Class III landslide hazard areas  
15 and wetlands, as defined in Chapter 21.04, within a designated reserve tract  
16 shall not be disturbed or altered through excavation, filling, building  
17 or other improvements except with the approval by the Building and Land  
18 Development Division of a site plan, and only for the purposes of removing  
19 a nuisance or hazard to life or property, recreation, or enhancement of  
20 fisheries or wildlife habitat.

21 (3) All restrictions on a reserve tract, and the purpose of the  
22 reserve tract as stated in subsection (1) of this Section, shall be shown on  
23 the face of the plat or short plat, and shall be communicated clearly and in  
24 writing to all purchasers and prospective purchasers of building lots or  
25 reserve tracts in subdivisions or short subdivisions in a GR zone;

26 (4) Any proposed new subdivision or short subdivision of a reserve  
27 tract after its reclassification from GR shall comply with all applicable  
28 policies and regulations in effect at the time the proposed new subdivision  
29 or short subdivision is reviewed. The building lots created by the original  
30 subdivision or short subdivision under the GR classification in which said  
31 reserve tract is located shall be included in computing all then-current  
32 technical requirements, including but not limited to open space, street  
33 improvements and drainage, unless the original subdivision or short

1 subdivision made adequate provision for meeting such requirements as provided  
2 in Section 6 (7) of this Ordinance.

3 SECTION 8. Classification created. There is hereby created the SC  
4 (Suburban Cluster) zone classification.

5 SECTION 9. Purpose of Classification. The purposes of this classifica-  
6 tion are: to provide areas permitting uses and activities more rural in  
7 character than practical in the more concentrated urban areas; to establish  
8 and maintain a living environment of high standard for single-family residen-  
9 tial use by requiring low density and substantial common open space within  
10 subdivisions; to protect environmentally sensitive areas; and to reserve  
11 large tracts of land for possible future urban or suburban growth. Use of  
12 this classification is appropriate in residential areas with a long-term low-  
13 density character, whether or not such areas are served by public sewers.

14 SECTION 10. Permitted uses. The permitted uses in any SC zone shall  
15 be those set forth in Section 21.18.020, provided: lots within a multiple  
16 lot subdivision or short subdivision which contain less than thirty-five  
17 thousand feet shall be restricted to those primary and accessory residential  
18 uses permitted in the RS classification.

19 SECTION 11. Lot area and lot area per dwelling unit. The minimum lot  
20 area and lot area per dwelling unit shall be ten acres, except in multiple  
21 lot subdivisions and short subdivisions, as provided in Section 13 of this  
22 Ordinance.

23 SECTION 12. Lot dimensions, coverage, height limits, yards and open  
24 spaces.

25 (1) For parcels in an SC zone containing over five acres, lot dimensions,  
26 height limits, yards and open spaces shall be those set forth in Chapter 21.22,  
27 except in multiple lot subdivisions and short subdivisions;

28 (2) For parcels in an SC zone containing five acres or less, lot  
29 dimensions, height limits, yards and open spaces shall be those set forth in  
30 Chapter 21.18, except in multiple lot subdivisions and short subdivisions;

31 (3) For lots within a multiple lot subdivision or short subdivision,  
32 the lot dimensions, coverage, height limits, yards and open spaces shall be  
33 the nearest comparable standards in the RS classification, as set forth in

1 Sections 21.08.060 through 21.08.085, depending on actual lot area.

2 (4) The minimum lot area shall be sufficient to meet on-site sewage  
3 disposal requirements; provided, if public sewers are available the minimum  
4 lot size shall be ninety-six hundred square feet.

5 SECTION 13. Densities in multiple lot subdivisions.

6 (1) In an SC zone, on parcels containing five acres or more, an average  
7 density of one dwelling unit per one acre of site area shall be allowed in  
8 conjunction with lot clustering, subject to the following conditions:

9 (a) Fifty percent or more of the site being subdivided or short  
10 subdivided is reserved, either for permanent open space, or for possible  
11 future resubdivision pursuant to the "reserve tract" provisions of Section 7  
12 of this Ordinance, provided that the SC classification on the property may  
13 be changed through the hearing examiner process set forth in Chapter 20.24.  
14 Permanently dedicated open space shall be required and shall include any  
15 coal mine hazard area, Class III landslide hazard area or wetland, as defined  
16 in Chapter 21.04, when such areas are present on the site of the proposed  
17 subdivision, except to the extent that development is approved on such sensitive  
18 areas pursuant to Proposed Ordinance 79-560. The subdivider shall indicate  
19 which option (permanent open space or reserve tract) is preferred when  
20 applying for a subdivision or short subdivision; however, King County shall  
21 determine which option best fulfills the purposes of this chapter and the  
22 Comprehensive Plan, including the park acquisition and development policies  
23 adopted by Ordinance 3813.

24 (b) In order to use the reserve tract option, the topography,  
25 natural features, and site shape of the proposed reserve tract must permit  
26 a present and potential future subdivision pattern which will allow efficient  
27 future conversion of the reserve tract, or a portion thereof, to urban or  
28 suburban uses when and if called for by the Comprehensive Plan or community  
29 plan;

30 (c) If fifty percent of the site is designated as a reserve tract,  
31 the County may: (i) set neighborhood open space dedications, right-of-way  
32 dedications, drainage and site improvement requirements to serve the entire  
33 site at its ultimate developed density if found to be necessary for the public

1 health and safety, or (ii) set such requirements for that portion of the  
2 property which is being divided into building lots while under the SC  
3 classification.

4 (d) In an SC zone, a density of one dwelling per acre shall be  
5 permitted without lot clustering when the parcel proposed to be subdivided or  
6 short subdivided contains less than five acres; provided, if said parcel  
7 contains a coal mine hazard area, Class III landslide hazard area, or wetland,  
8 clustering shall be required to the extent necessary to avoid including such  
9 areas within any building lot, except to the extent that development is  
10 approved on such sensitive areas pursuant to Proposed Ordinance 79-560.

11 SECTION 14. Definition of twenty acres. There is added to Chapter  
12 21.04 a definition to read as follows:

13 "Twenty acres" means twenty acres, or one thirty-second of the section  
14 of land in which the property is situated. Up to fifty feet, but not more  
15 than one-half, of the right-of-way of any perimeter public street may be  
16 included in the computation.

17 INTRODUCED AND READ for the first time this 23<sup>rd</sup> day  
18 of April, 1979.

19 PASSED this 4<sup>th</sup> day of June, 1979.

20 KING COUNTY COUNCIL  
21 KING COUNTY, WASHINGTON

22 Reuby Chow  
23 Chairman

24 ATTEST:

25 Dorothy M. Rivers DEPUTY  
26 Clerk of the Council

27 APPROVED this 13<sup>th</sup> day of June, 1979

28 [Signature]  
29 King County Executive