

ORDINANCE NO. 4687

AN ORDINANCE relating to zoning; amending Ordinance No. 3144, Section 2, and KCC 21.08.020; adding townhouses as a permitted use in the RS zone classification; and specifying standards for their development.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3144, Section 2, and KCC 21.08.020 are each amended to read as follows:

Permitted uses - Primary residential. In an RS zone, the following residential uses only are permitted, subject to the off-street parking requirements and the general provisions and exceptions set forth in this title, beginning with Chapter 21.46, and subject to the provisions of the King County Shoreline Management Master Program where applicable:

- (1) A one-family dwelling;
- (2) A two-family dwelling when the lot or building site upon which it is located has a side line abutting a lot or lots classified for RM-2400, RM-1800, RM-900, B, C or M purposes, whether or not an alley intervenes. In no case shall the property used for such two-family dwelling consist of more than one lot or exceed a width of ninety feet, whichever is the least, nor be used to a depth greater than the extent to which the side property line is common with property classified for such heavier uses;

- (3) Planned unit developments, as provided in Chapter 21.56;

(4) A townhouse dwelling within a multiple lot subdivision or short subdivision, subject to the following conditions:

(a) The area of each townhouse lot may be reduced below the minimum required by the zone, but the average lot area of the subdivision or short subdivision in which the townhouses are located must meet the minimum requirement, using the lot averaging provisions of Section 21.08.050.

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3 (b) In addition to meeting all design, setback and site improve-  
4 ment requirements of the RT zone, proposed townhouse developments in an  
5 RS zone shall:

6 (i) provide two off-street parking spaces per dwelling, one  
7 of which must be enclosed or capable of being fully enclosed in confor-  
8 mance with normal yard requirements, or as modified pursuant to Ordi-  
9 nance 4304;

10 (ii) a row of townhouse dwellings in an RS zone shall be  
11 no more than one-hundred and twenty feet long across its frontage without  
12 an intervening segment of side yards or common open space;

13 (iii) any lot at the end of a row of townhouse lots which  
14 is adjacent to a lot developed with a detached single-family dwelling shall  
15 have the same front yard setback as the detached dwelling, and shall have  
16 a minimum side yard of five feet. If the side of the townhouse structure  
17 is more than fifty feet long, an additional five feet of side yard per story  
18 shall be provided. When a townhouse lot is also a reverse corner lot, an  
19 additional ten feet of side yard shall be provided.

20 (c) When townhouses are proposed for an RS zoned area al-  
21 ready platted into legal lots, the area must be resubdivided to meet the  
22 requirements of this section.

23 (d) In order to assure correct placement of buildings, construc-  
24 tion of foundation forms, but no other structural elements, of townhouse  
25 dwellings or other residential structures with walls touching lot lines may  
26 commence prior to final plat or short plat approval, provided:

27 (i) the proposed subdivision or short subdivision has  
28 received preliminary approval, all conditions have been met, and bonds  
29 are posted for improvements;

30 (ii) partial or complete construction of foundations shall  
31 not relieve the subdivider from, nor impair County enforcement of, condi-  
32 tions of subdivision or short subdivision approval;  
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(iii) neither units nor lots may be sold or offered for sale until final plat or short plat approval.

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INTRODUCED AND READ for the first time this 24th day of September, 1979.

PASSED this 7th day of January, 1979<sup>80</sup>.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Bill Reams  
Chairman

ATTEST:

John Hammond  
Clerk of the Council

APPROVED this 11th day of January, 1980.

[Signature]  
King County Executive

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