

ORDINANCE NO. 4689

AN ORDINANCE relating to zoning; amending Resolution No. 25789, Section 245, and KCC 21.04.250; and creating a new zone classification known as RT (Townhouse, Residential).

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Definition of Townhouse. Resolution 25789, Section 245, and KCC 21.04.250 are each amended to read as follows:

Dwelling, types of. (a) Dwelling, Group. "Group dwelling" means more than two separate buildings, each containing one or more dwelling unit.

(b) Dwelling, One-family. "One-family dwelling" means a detached building designed exclusively for occupancy by one family and containing one dwelling unit.

(c) Dwelling, Two-family (Duplex). "Two-family dwelling or duplex" means a building designed exclusively for occupancy by two families living independently of each other, and containing two dwelling units.

(d) Dwelling, Multiple. "Multiple dwelling" means a building designed exclusively for occupancy by three or more families living independently of each other, and containing three or more dwelling units.

(e) Dwelling, Townhouse. "Townhouse dwelling" means a building designed exclusively for occupancy by one family and containing one dwelling unit, occupying space from the ground to the roof and not lying vertically under or over adjacent units, and attached to one or more other dwelling units by common walls which may be located on lot side lines.

NEW SECTION. SECTION 2. Classification created. There is hereby created the RT (Townhouse, Residential) zone classification.

NEW SECTION. SECTION 3. Purpose. The purposes of the RT classification and its application are:

(1) To provide a well-designed mix of attached and detached single-family dwellings of different styles, sizes and prices in locations appropriate for urban densities;

1 (2) To provide housing at scales and densities offering private open
2 space and other amenities, and promoting efficient use of land and energy;

3 (3) To provide a flexible tool for development of physically suitable
4 skipped-over or under-used lands in urban areas without adversely affect-
5 ing adjacent development;

6 (4) To provide design standards which recognize the special charact-
7 eristics of townhouses, thereby insuring their high quality as residences,
8 and their compatibility with a variety of urban settings and uses;

9 (5) To allow accessory uses and complementary non-residential uses
10 compatible with residential communities;

11 (6) To insure adequate site improvements, public facilities and
12 services to support permitted uses and densities;

13 (7) To define permitted uses and densities to allow advance planning
14 for, and efficient use of, urban public services;

15 (8) Use of the RT zone shall be limited to:

16 (a) Areas in or near existing or designated urban centers which
17 are within a Local Service Area as designated by the Sewerage General
18 Plan, which are served by adequate roads and public water supply, and
19 which have a high level of such public services as public transit, schools,
20 parks; fire and police protection and solid waste collection, or activity
21 centers in outlying areas which are within a Local Service Area as desig-
22 nated by the Sewerage General Plan and served by adequate water supply,
23 roads and other public services; and

24 (b) Sites which are predominantly free of sensitive areas
25 posing potential hazards to development or having important environmental
26 features, such as unstable slopes, wetlands and floodplains.

27 NEW SECTION. SECTION 4. Permitted uses:

28 (1) One or more townhouse dwellings as provided in Section 6 of this
29 ordinance;

30 (2) A detached single-family dwelling, subject to the yard and lot
31 coverage requirements of Chapter 21.08;

32 (3) Accessory residential uses, excluding beehives, as provided in
33 Section 21.08.025;

1 (4) Primary and accessory non-residential uses, as provided in
2 Sections 21.08.030 and 21.08.035;

3 (5) Conditional uses, as follows, subject to Section 21.08.040, Chap-
4 ter 21.58 and the Shoreline Management Master Program where applicable:

5 (a) community non-commercial recreational facilities;

6 (b) boat moorages for pleasure craft only, in connection with
7 community non-commercial recreational facilities;

8 (c) day nurseries;

9 (d) reuse of non-residential buildings as provided in Section
10 21.08.040(5);

11 (6) Utilities as provided in Section 21.08.045; and

12 (7) Unclassified uses, as provided in Chapter 21.44.

13 NEW SECTION. SECTION 5. Lot area per dwelling unit.

14 (1) In order to carry out the purposes of the Comprehensive Plan
15 and this chapter, a range of townhouse densities will be allowed in the RT
16 zone, to be applied and identified on the zoning map in accordance with
17 the policies of the Comprehensive Plan and the criteria set forth in this
18 Section. The lot area per dwelling unit in the RT zone shall range from a
19 maximum of one dwelling unit per three thousand six hundred square feet
20 to a minimum of one dwelling unit per one thousand, six hundred square
21 feet, in accordance with the applicable policies of the Comprehensive Plan,
22 and Community Plan, if any.

23 When the RT zone is applied to specific properties, either by the
24 Zoning and Subdivision Examiner pursuant to Chapter 20.24 or by area
25 zoning as defined in Section 20.08.030, a density suffix reflecting minimum
26 allowable lot size and conditions of approval imposed by the Examiner and
27 all applicable density policies of the Comprehensive Plan and Community
28 Plan shall be added to the RT designation on the zoning map to govern the
29 Zoning and Subdivision Examiner and Building and Land Development
30 Division in reviewing subsequent proposed townhouse subdivisions or
31 developments.

1 (2) Determination of the allowable number of dwellings on a site as
2 specified in this subsection shall be computed by dividing the minimum lot
3 area required into the area of the site excluding that area required to be
4 dedicated for public street and alley rights-of-way.

5 (3) In an RT zone the minimum lot area per dwelling unit require-
6 ment shall be deemed to have been met if the average lot area per dwell-
7 ing, or the total area of all lots plus the area designated by condominium
8 covenant, plat restriction or dedication to King County for permanent
9 open space or recreational uses divided by the total number of lots is not
10 less than the minimum lot area requirements as determined by the density
11 suffix. Said open space or recreation area may be accepted for dedication
12 to King County at the County's option and only if the property's size and
13 features meet adopted King County open space and park acquisition stand-
14 ards, or may be owned in undivided interest by residents of the subdivi-
15 sion or condominium, who shall be responsible for any required mainte-
16 nance. In either case, the developer shall remove or eliminate all hazard-
17 ous conditions such as construction debris, dead trees or abandoned mine
18 workings within the designated area prior to occupancy of the develop-
19 ment. If the property is being dedicated, the Parks Division may require
20 additional improvements.

21 NEW SECTION. SECTION 6. Forms of townhouse occupancy and
22 conveyance.

23 (1) The RT classification is designed as a flexible tool to meet the
24 needs of a variety of housing consumers and producers. Therefore,
25 townhouse developments may be built for renter occupancy of units on a
26 site under one ownership, owner occupancy of units on a commonly-owned
27 site through condominium agreements pursuant to RCW 64.32, or owner or
28 renter occupancy of separately conveyed units on individual lots created
29 through subdivision or short subdivision pursuant to RCW 58.17. The
30 requirements of this chapter apply regardless of the form of occupancy or
31 ownership; the terms "lot" and "unit" are therefore interchangeable,
32 depending on whether the site of a proposed townhouse development is to
33

1 be subdivided or remain under one ownership. Similarly, "lot lines" shall
2 connote common walls and the exterior boundaries of private open space
3 attached to each unit when no subdivision or short subdivision is used.
4 Townhouse condominium developments proposed with setback variations
5 pursuant to Ordinance 4304 must be approved by means of a short subdivi-
6 sion.

7 (2) Construction of townhouse dwellings intended for separate con-
8 veyance through subdivision or short subdivision may commence prior to
9 final plat or short plat approval, provided:

10 (a) The proposed subdivision or short subdivision has received
11 preliminary approval;

12 (b) Partial or complete construction of structures shall not
13 relieve the subdivider from, nor impair County enforcement of, conditions
14 of subdivision or short subdivision approval;

15 (c) Units may not be sold or offered for sale until final plat or
16 short plat approval.

17 (3) No subdivision or short subdivision of a site containing previous-
18 ly constructed townhouse dwellings shall be allowed unless all common walls
19 meet building code and fire code requirements for separately owned dwell-
20 ings.

21 NEW SECTION. SECTION 7. Lot Width and Alley Requirements.

22 (1) Every lot in an RT zone shall be wide enough to meet off-street
23 parking requirements, side yard and building code requirements.

24 (2) In order to provide adequately for the parking and access needs
25 of townhouse residents, and to prevent the adverse impacts of excessive
26 curbcuts on the on-street parking capacity of streets:

27 (a) When a group of townhouse units is built, any of which are
28 less than thirty feet wide, at least one-half of the narrower lots must be
29 served by a public or private alley with a paved surface not less than
30 eighteen feet wide which provides rear vehicular access, the remainder
31 being served by common driveways from the front of each pair of lots in
32 accordance with Section 11 of this ordinance; or

1 (b) A group of eight or fewer townhouse units, any of which
2 are less than thirty feet wide, may have front or rear vehicular access by
3 a common one-way loop driveway with entrance and exit not to exceed
4 fifteen feet in nominal width, and with the portion serving the interior
5 units separated from adjacent properties or the street right-of-way by a
6 view-obscuring landscaped buffer at least fifteen feet wide. The Director
7 may waive or reduce the landscaping requirement when existing vegetation
8 on the site can achieve substantially the same effect.

9 (c) When alleys, whether public or private, are required pursuant
10 to this section, they shall be equipped with lighting capable of provid-
11 ing an average maintained horizontal illumination level of two-tenths of a
12 footcandle at the mid-point of the block, and lighting at other locations
13 and intervals deemed necessary by the Department of Public Works to
14 maintain a safe lighting level. Alley lighting shall be located so as not to
15 subject residences to glare. No dead ends shall be allowed; all alleys must
16 connect to public streets at each end.

17 NEW SECTION. SECTION 8. Front, Rear and Side Yards.

18 (1) Every lot in an RT zone shall have a front yard of not less than
19 twenty feet and a rear yard of not less than twenty-five feet; provided,
20 when two or more townhouses are being developed on adjacent lots, front
21 and rear yards may be varied by not more than ten feet in order to give
22 individual identity and privacy to the units, as long as the average of all
23 front yards is not less than twenty feet and each lot has a total of forty-
24 five feet of front and rear yards.

25 (2) Every townhouse at each end of a group of attached units shall
26 maintain a side yard of not less than five feet.

27 (3) Front and rear yards may be varied more than allowed by Sub-
28 section (1), pursuant to the provisions of Ordinance 4304, provided that
29 permissible lot coverage is not exceeded.

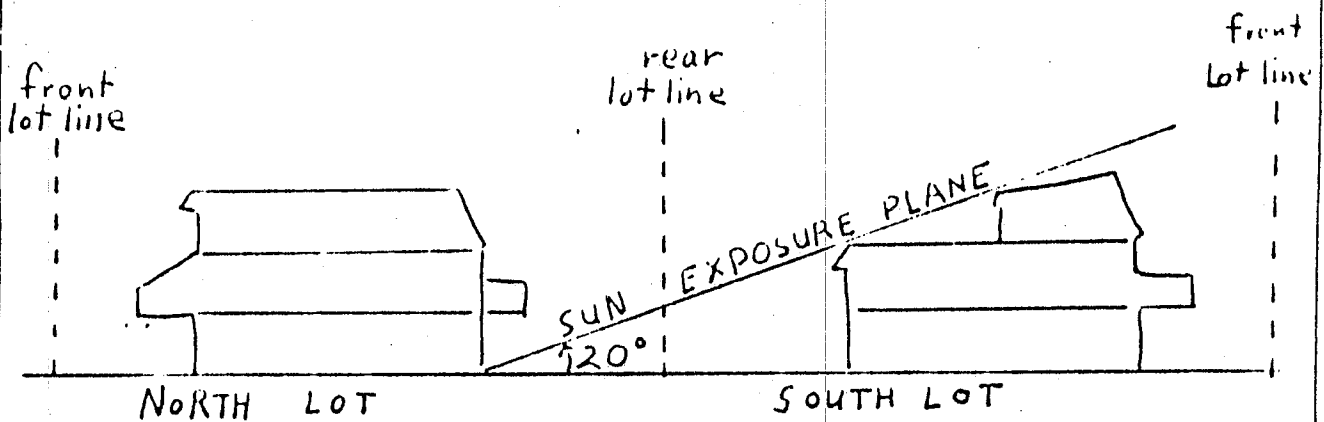
30 (4) In multiple lot subdivisions and short subdivisions, a plot plan
31 of the entire row of lots in which a unit is located shall be provided by
32 the builder to show compliance with the front yard requirements of this
33

1 section and with the variation requirements of Section 11(3) of this ordi-
2 nance.

3 NEW SECTION. SECTION 9. Height.

4 (1) In an RT zone no residential building shall exceed a height of
5 thirty feet. Other structures may exceed such height limit provided they
6 conform to the provisions of Sections 21.08.075 and 21.48.030.

7 (2) When residential lots are arranged back-to-back, with or without
8 an alley, and with rear lot lines running east to west (on an azimuth
9 between N 45° E and N 45° W), the height of residential structures on the
10 rear half of the southern lots shall be limited to a height which together
11 with combined rear yards, and alley if any, allows a sun exposure plane of
12 20° to reach the base of the northern structures, as shown in the follow-
13 ing diagram:



24 NEW SECTION. SECTION 10. Lot Coverage.

25 (1) In an RT zone, all townhouse and accessory structures shall not
26 cover more than fifty percent of the lot.

27 (2) Patios, driveways and walkways shall not cover more than fifteen
28 percent of a lot, unless paved with perforated concrete blocks or other
29 permeable material approved by the Department of Public Works.

30 (3) In an RT zone, churches, schools and other non-residential
31 structures shall conform to the bulk and lot coverage provisions of Sec-
32 tions 21.08.030 and 21.08.080.

1 NEW SECTION. SECTION 11. Additional Site Improvement, Design
2 and Parking Standards.

3 (1) Street improvements. As a condition of subdivision or short
4 subdivision approval, or building permit approval when the site of a town-
5 house development remains commonly owned, the following will be required
6 in any RT zone in addition to the King County Roads Standards adopted in
7 Title 14 of this Code:

8 (a) Sidewalks not less than five feet wide adjacent to either the
9 curb or to the front lot lines of all residential building sites;

10 (b) In order to minimize curb cuts, when two or more town-
11 house lots in the same block will have frontal vehicular access from a
12 street rather than from an alley, each pair of lots shall be served by a
13 common driveway whose nominal width shall not exceed fifteen feet, and
14 the distance between driveways shall be at least sixty feet on-center;

15 (c) Street trees, between ten and twelve feet tall or with a
16 minimum trunk diameter of between one and one-half and two inches, shall
17 be planted between twenty and thirty feet on-center on planting strips not
18 less than six feet wide. All trees shall be species approved by the Depart-
19 ment of Planning and Community Development, and shall be replaced by
20 the developer if dead or diseased within two years of planting. The
21 Director may waive or reduce this requirement when existing trees on the
22 site can achieve substantially the same effect.

23 (2) Fences. Solid fences up to six feet high may be erected any-
24 where within the rear yard of a lot in an RT zone, provided that if the lot
25 is served by an alley the fence must have a gate sufficiently wide to
26 allow vehicular access to the lot. Solid fences up to forty-two inches may
27 be erected anywhere within the front yard of a lot in an RT zone.

28 (3) Bulk and setback variation. Groups of townhouses with three or
29 more units attached to each other, whether being conveyed together or
30 separately, shall have at least a five foot variation in the front yard on at
31 least every third unit, or a five-foot "fin" extension of each common wall
32 into the front yard, to help provide privacy and identity for each unit.
33

1 In multiple lot subdivisions or short subdivisions, a plot plan of the entire
2 row in which each unit is located shall be provided by the builder to show
3 compliance with this requirement.

4 (4) Garage height. Detached garages located within a normally re-
5 quired yard pursuant to Ordinance 4304 shall not exceed twelve feet in
6 height.

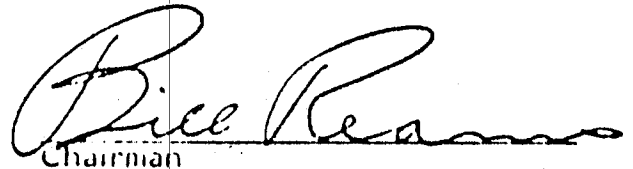
7 (5) Parking. Every lot in an RT zone developed with a townhouse
8 shall have one off-street parking space, which shall be enclosed or capable
9 of being fully enclosed in conformance with normal yard requirements, or
10 as modified pursuant to Ordinance 4304.

11 (6) Screening of solid waste containers. Solid waste containers as
12 required by Chapter 10.04, whether garbage cans for individual dwellings
13 or portable dumpsters serving several dwellings, shall be completely
14 screened from view from all streets and alleys by a solid fence or wall.

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

17 PASSED this 7th day of January, 1980.

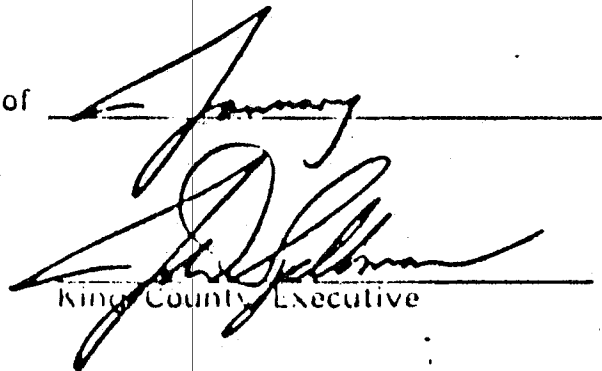
18
19 KING COUNTY COUNCIL
20 KING COUNTY, WASHINGTON

21 
22 Chairman

23
24 ATTEST:

25 
26 Clark of the Council

27 APPROVED this 11th day of January,
28 1980

29 
30 King County Executive
31
32
33