

ORDINANCE NO. 5283

AN ORDINANCE relating to zoning; amend-
ing Ordinance 4306, Section 6, and
K.C.C. 21.21.050; and amending Ordinance
4303, Section 4, and K.C.C. 21.25.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 4306, Section 6 and K.C.C. 21.21.050
are each amended to read as follows:

Densities in multiple lot subdivisions. In order to carry
out the purposes of the comprehensive plan and this chapter,
particularly the reservation of large tracts of land for possible
future growth and the promotion of efficient land use patterns,
two different densities in multiple lot subdivisions and short
subdivisions will be allowed, to be identified and applied on the
zoning map with the designations GR-2.5 and GR-5.

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

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

(a) Sixty-five percent or more of the site being
subdivided or short subdivided is reserved for open space and
possible future resubdivision pursuant to the "reserve tract"
provisions in this chapter,

(b) The topography, natural features, and site shape
permit a present and potential future subdivision pattern which
will allow efficient future conversion of the reserve tract, or a

1 portion thereof, to urban or suburban uses when and if called for
2 by the Comprehensive Plan or Community Plan;

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

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

15 (a) Seventy-five percent or more of the site being
16 subdivided or short subdivided is reserved for open space and
17 possible further resubdivision pursuant to the "reserve tract"
18 provisions of this chapter,

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

25 (5) In any GR zone, all coal mine hazard areas, Class III
26 landslide hazard areas, and wetlands, as defined in KCC 21.04,
27 shall be included within the reserve tract as provided by this
28 chapter, and shall be dedicated or reserve to King County or
29 another appropriate community or public body as permanent open
30 space, except to the extent that development is approved on such
31 sensitive areas pursuant to Ordinance 79-560;

32 (6) In any GR zone, the minimum lot size of the building
33 sites shall be sufficient to meet on-site sewage disposal

1 requirements. Lot dimensions, coverage and height limits, yards
2 and open spaces shall conform to the requirements of the nearest
3 comparable RS or S zone based on the size of the building lots
4 or to the provisions of Section 21.21.040;

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

10 SECTION 2. Ordinance 4303, Section 4 and KCC 21.25.030
11 are each amended to read as follows:

12 Lot area and lot area per dwelling unit.

13 The minimum lot area and lot area per dwelling unit shall be
14 five acres, except that:

15 (1) On sites containing ten acres or more, accessory housing
16 facilities to accommodate agricultural employees are permitted, as
17 provided in Section 21.25.030; and

18 (2) In a G-5 zone, parcels containing two acres or more but
19 less than ten acres on or before the effective date of (~~the~~
20 ~~Ordinance-codified-in-this-chapter~~) the application of this
21 classification may be short subdivided to create one additional
22 lot, provided, that both resulting lots are of sufficient area
23 to meet on-site sewage disposal requirements; and provided
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1 further, that neither lot shall be further subdivided while
2 retaining the G-5 classification.

3 INTRODUCED AND READ for the first time this 8th day of
4 December, 19 80.

5 PASSED this 12th day of January, 19 81.

6 KING COUNTY COUNCIL
7 KING COUNTY, WASHINGTON

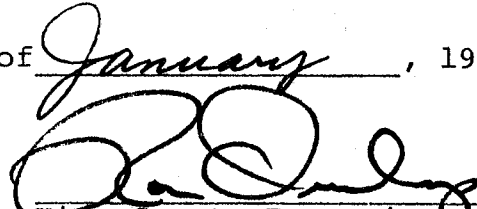
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Chairman

11 ATTEST:

12  **DEPUTY**
13 Clerk of the Council

14 APPROVED this 22nd day of January, 19 81.

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King County Executive