

January 12, 1981

Introduced by: Bill Reams
Proposed Ordinance No. 80-1229

ORDINANCE NO. 5331

AN ORDINANCE relating to zoning; modifying provisions of the RT zone for increased flexibility; amending Ordinance 4689, Section 5, 7 and 9; amending KCC 21.17.030, 21.17.050, and 21.17.070; and repealing Ordinance 4689 Section 11, and KCC 21.17.090 and substituting new language,

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 4689, Section 5 and KCC 21.17.030 are each hereby amended to read as follows:

Lot area per dwelling units. (a) In order to carry out the purposes of the comprehensive plan and this chapter, a range of townhouse densities will be allowed in the RT zone, to be applied and identified on the zoning map in accordance with the policies of the comprehensive plan and the criteria set forth in this section. The lot area per dwelling unit in the RT zone shall range from a maximum of one dwelling unit per three thousand six hundred square feet to a minimum of one dwelling unit per one thousand six hundred square feet, in accordance with the applicable policies of the comprehensive plan, and community plan, if any.

When the RT zone is applied to specific properties, either by the zoning and subdivision examiner pursuant to Chapter 20.24 or by area zoning as defined in Section 20.08.030, a density suffix reflecting minimum allowable lot size and conditions of approval imposed by the examiner and all applicable density policies of the comprehensive plan and community plan shall be added to the RT designation on the zoning map to govern the zoning and subdivision examiner and Building and Land Development Division in reviewing subsequent proposed townhouse subdivisions

1 or developments.

2 (b) Determination of the allowable number of dwellings on
3 a site as specified in this subsection shall be computed by
4 dividing the minimum lot area required into the area of the site
5 ~~((excluding))~~ including all area utilized for public or private
6 streets, except that area on the perimeter of the site required
7 to be dedicated for public street and alley rights-of-way up to
8 thirty feet from the centerline of such rights-of-way.

9 (c) In an RT zone the minimum lot area per dwelling unit
10 requirement shall be deemed to have been met if the average lot
11 area per dwelling, or the total area of all lots plus the area
12 designated by condominium covenant, plat restriction or dedica-
13 tion to King County for permanent open space or recreational uses
14 divided by the total number of lots is not less than the mini-
15 mum lot area requirements as determined by the density suffix.
16 Said open space or recreation area may be accepted for dedication
17 to King County at the county's option and only if the property's
18 size and features meet adopted King County open space and park
19 acquisition standards, or may be owned in undivided interest by
20 residents of the subdivision or condominium, who shall be respon-
21 sible for any required maintenance. In either case, the developer
22 shall remove or eliminate all hazardous conditions such as con-
23 struction debris, dead trees or abandoned mine workings within
24 the designated area prior to occupancy of the development. If
25 the property is being dedicated, the Parks Division may require
26 additional improvements.

27 SECTION 2, Ordinance 4689, Section 7, and KCC 21.17.050
28 are each hereby amended to read as follows:

29 21.17.050 ~~((Parking-access-and-alley))~~ Lot width and
30 parking requirements. (a) Every lot in an RT zone shall be
31 wide enough to meet off-street parking requirements, side yard
32 and building code requirements.

33 ~~((b)--in-order-to-provide-adequately-for-the-parking-and~~

1 access-needs-of-townhouse-residents, and-to-prevent-the-adverse
2 impacts-of-excessive-curb-cuts-on-the-on-street-parking-capacity
3 of-streets:

4 (1)--When-a-group-of-townhouse-units-is-built, any-of-which
5 are-less-than-thirty-feet-wide, at-least-one-half-of-the-narrower
6 lots-must-be-served-by-a-public-or-private-alley-with-a-paved
7 surface-not-less-than-eighteen-feet-wide-which-provides-rear
8 vehicular-access, the-remainder-being-served-by-common-drive-
9 ways-from-the-front-of-each-pair-of-lots-in-accordance-with
10 Section-27.17.020, or

11 (2)--A-group-of-eight-or-fewer-townhouse-units, any-of
12 which-are-less-than-thirty-feet-wide, may-have-front-or-rear
13 vehicular-access-by-a-common-one-way-loop-driveway-with-entrance
14 and-exit-not-to-exceed-fifteen-feet-in-nominal-width, and-with
15 the-portion-serving-the-interior-units-separated-from-adjacent
16 properties-or-the-street-right-of-way-by-a-view-obscuring-land-
17 scaped-buffer-at-least-fifteen-feet-wide.--The-director-may
18 waive-or-reduce-the-landscaping-requirement-when-existing-vege-
19 tation-on-the-site-can-achieve-substantially-the-same-effect,

20 (3)--When-alleys, whether-public-or-private, are-required
21 pursuant-to-this-section, they-shall-be-equipped-with-lighting
22 capable-of-providing-an-average-maintained-horizontal-illumina-
23 tion-level-of-two-tenths-of-a-footcandle-at-the-midpoint-of-the
24 block, and-lighting-at-other-locations-and-intervals-deemed
25 necessary-by-the-Department-of-Public-Works-to-maintain-a-safe
26 lighting-level.--Alley-lighting-shall-be-located-so-as-not-to
27 subject-residences-to-glare.--No-dead-ends-shall-be-allowed, all
28 alleys-must-connect-to-public-streets-at-each-end.)

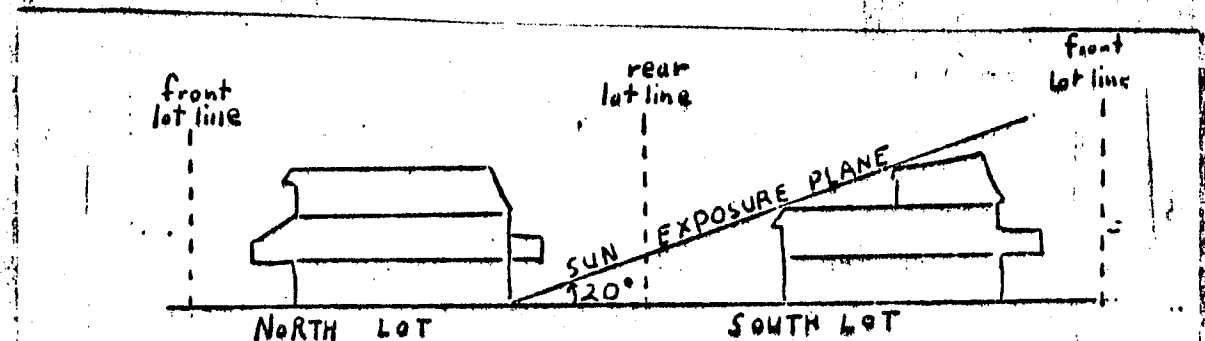
29 (b) Every dwelling unit in an RT zone shall have one off-
30 street parking space, which shall be enclosed or capable of
31 being fully enclosed in conformance with normal yard require-
32 ments, or as modified pursuant to Ordinance 4304; and additional
33 parking, either on-street or off-street, shall be provided within

1 the development at a ratio of one-half stall per dwelling unit,

2 SECTION 3. Ordinance 4689, Section 9, and KCC 21.17.070
3 are each hereby amended to read as follows:

4 Height restrictions, (a) In an RT zone no residential
5 building shall exceed a height of thirty feet. Other structures
6 may exceed such height limit provided they conform to the pro-
7 visions of Sections 21.08.075 and 21.48.030.

8 (b) When residential lots are arranged back-to-back (~~(with~~
9 ~~or-without-an-alley, and)~~) with rear lot lines running within
10 45° of east (~~(to)~~) and west (~~((on-an-azimuth-between-north-45°~~
11 ~~east-and-north-45°-west))~~) the height of (~~(residential)~~) struc-
12 tures on the rear half of the southern lots shall be limited to
13 a height which together with combined rear yards, and alley if
14 any, allows a winter sun exposure plane of 20° to reach the base
15 of the northern structures, as shown in the following diagram:



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22 SECTION 4. Lot coverage requirements. (a) In an RT zone,
23 all townhouse and accessory structures shall not cover more than
24 fifty percent of the lot.

25 (b) Patios, driveways and walkways shall not (~~(cover more~~
26 ~~than-fifteen))~~ increase the total lot coverage to more than
27 sixty-five percent of a lot, unless paved with perforated con-
28 crete blocks or other permeable material approved by the Depart-
29 ment of Public Works.

30 (c) In an RT zone, churches, schools and other nonresi-
31 dential structures shall conform to the bulk and lot coverage
32 provisions of Section 21.08.030 and 21.08.080.

33 SECTION 5. Ordinance 4689, Section 11, and KCC 21.17.090

1 are each hereby repealed and the following is substituted:

2 Site improvement and design standards. In conditioning
3 townhouse development approval, whether by subdivision or short
4 subdivision review or by building permit review when the site
5 remains commonly owned, the following shall be required, subject
6 to administrative discretion when appropriate:

7 (a) Street Improvements. All streets and alleys, whether
8 public or private, shall be designed and constructed in accordance
9 with the adopted King County road standards codified in Section
10 19,20 of this code.

11 (b) Drainage Controls. Surface water runoff shall be con-
12 trolled in accordance with standards set forth in Chapter 20.50
13 of this code,

14 (c) Landscaping. Landscaping shall be installed in ac-
15 cordance with the provisions set forth in Ordinance 5003. In
16 addition, street trees, a minimum of ten feet tall or with a
17 minimum trunk diameter of one and one-half inches, shall be
18 planted not greater than thirty feet on-center. All trees shall
19 be chosen and maintained in accordance with the provisions of
20 Ordinance 5003. The manager may waive or reduce this requirement
21 when existing trees on the site can achieve substantially the
22 same effect.

23 (d) Sidewalks or Walkways. Sidewalks or walkways shall be
24 provided which:

- 25 1. are durable and serviceable;
- 26 2. provide direct access to each unit;
- 27 3. are functionally and safely convenient to any com-
28 munity facilities or recreational areas within the site, and to
29 public streets and sidewalks adjacent to the site;
- 30 4. are sufficiently wide to accommodate the projected
31 use; and
- 32 5. are separated from vehicular traffic by curbs,
33 vegetation or other acceptable means.

1 (e) Orientation. The overall development plan for the site
 2 and orientation of individual units should reflect consideration
 3 of the microclimate of the site, by orientation to sun, shade
 4 and wind for increased energy efficiency of the development and
 5 for maximum comfort of the residents.

6 (f) Privacy. Each unit shall have reasonable visual and
 7 acoustical privacy; and opportunities for viewing of public areas
 8 and accessways should be considered in designing the development.
 9 Private, semi-private and public areas should be clearly deline-
 10 ated by means of walls, fences, berms, landscaping or other
 11 acceptable means.

12 (g) Bulk and Setback Variation. Groups of townhouses
 13 with three or more units attached to each other, whether being
 14 conveyed together or separately, shall have a least a five-foot
 15 variation in the front yard on at least every third unit, or a
 16 five-foot "fin" extension of each common wall into the front yard,
 17 to help provide privacy and identity for each unit. In multiple
 18 lot subdivisions or short subdivisions, a plot plan of the entire
 19 row in which each unit is located shall be provided by the builder
 20 to show compliance with this requirement.

21 INTRODUCED AND READ for the first time this 22nd day
 22 of December 1980.

23 PASSED this 9th day of February 1981.

24
 25 KING COUNTY COUNCIL
 KING COUNTY, WASHINGTON

26 Sam Borden
 Chairman

27 ATTEST:

28 Dorothy M. Owens DEPUTY
 Clerk of the Council

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 30 APPROVED this 19th day of February, 81

31 Ken Dwyer
 King County Executive