

ORDINANCE NO. 5516

AN ORDINANCE relating to zoning; extending lot averaging and related provisions presently enjoyed by properties located in the R-S zone to like properties in the S-R zone where sanitary sewers are to be used; and amending Ordinance No. 4666 Section 2, Resolution No. 25789 Section 1002, and King County Code 21.20.030.

BE IT ORDAINED BY THE KING COUNTY COUNCIL:

SECTION 1. Ordinance No. 4666 Section 2, Resolution No.

25789 Section 1002 and King County Code 21.20.030 are each hereby amended to read as follows:

Lot Area. The minimum required area of a lot in the S-R zone shall be five acres, provided in multiple lot subdivisions approved subsequent to the effective date of this title:¹

(1) The minimum required area may be reduced to seven thousand two hundred square feet or nine thousand six hundred square feet when:

- (A) All lots are served by public sewers;
- (B) All lots are served by public water;
- (C) All lots are served by paved streets with curbs, sidewalks, and underground storm drainage consistent with KCC Title 19.

(2) The minimum required lot area may be reduced to fifteen thousand square feet when:

- (A) All lots are served by public or private water;

1. See Section 21.70.010

1 (B) All lots are served by an approved sewage disposal
2 system;

3 (C) All lots are served by paved streets and walkways
4 consistent with KCC Title 19.

5 (3) The minimum required lot area may be reduced to thirty-
6 five thousand square feet when;

7 (A) All lots are served by public or private water;

8 (B) All lots are served by an approved sewage disposal
9 system.

10 ~~((4) In multiple lot subdivisions and short subdivisions,~~
11 ~~the minimum lot area shall be deemed to have been met if, either~~
12 ~~(A) the average lot area, or (B) the area in lots plus the area~~
13 ~~designated for permanent open space or recreational uses divided~~
14 ~~by the total number of lots is not less than the minimum lot~~
15 ~~area required by this section. Said open space or recreation~~
16 ~~area may be accepted for dedication to King County at the county's~~
17 ~~option and only if the property's size and features meet adopted~~
18 ~~King County open space and park acquisition standards, or may be~~
19 ~~owned in undivided interest by the residents of the subdivision,~~
20 ~~who shall be responsible for any required maintenance. In~~
21 ~~either case, the subdivider shall remove or eliminate all~~
22 ~~hazardous conditions such as construction debris, dead trees or~~
23 ~~abandoned mine workings within the designated area prior to final~~
24 ~~plat approval. In computing the average lot area under (A), not~~
25 ~~more than twenty-five percent of the lots may contain an area~~
26
27
28
29
30
31
32
33

1 less than the minimum prescribed in subsections (1) through (3)
2 of this section. In no case under (A) or (B) shall a lot con-
3 tain less than eighty percent of the area required under sub-
4 sections (1) through (3) of this section. When using lots
5 larger than the minimum to calculate average lot size under (A)
6 and (B), the area of such lots in excess of one hundred twenty
7 percent of the minimum required under subsections (1) through (3)
8 of this section shall not be included. In S-R zoned areas
9 without public sewers, all lots of less than prescribed minimum
10 area proposed to be created pursuant to this subsection must be
11 demonstrated to be capable of supporting an approved on-site
12 sewage disposal system prior to final plat or short plat
13 approval.)

14 (4). The provisions, methods and standards contained in
15 the R-S classifications under Chapter 21.08 of this title
16 pertaining to meeting minimum lot area requirements by using the
17 average lot size of the subdivision shall also apply to
18 comparable subdivisions permitted under this section; provided
19 that in no case for those proposed subdivisions not located
20 within an approved local service area as defined in the King
21 County Sewerage General Plan shall a lot contain less than
22 eighty percent of the area required under subsections (1)
23 through (3) of this section.

24 5. In S-R zoned areas for which there is an adopted
25 community plan, the minimum required lot area per dwelling unit
26
27
28
29
30
31
32
33

1 for multiple-lot subdivisions, short subdivisions, or planned
2 unit developments may be reduced from five acres when consistent
3 with a community plan density policy, as defined herein, and
4 with the standards in subsections (1) through (4) of this section,
5 whichever requires the larger lot size. For purposes of this
6 section, "community plan density policy" means a density depicted
7 on a community plan land use map or in a community plan text.

8 (6) In S-R zoned areas for which there is a community plan,
9 properties may have a density suffix, indicating which lot sizes
10 are consistent with applicable density policies, imposed on
11 them through the area zoning process to govern the zoning and
12 subdivision examiner and Building and Land Development in
13 applying community plan density policies..

14 INTRODUCED AND READ for the first time this 19th day
15 of January, 1981.

16 PASSED this 8th day of June, 1981.

17 KING COUNTY COUNCIL
18 KING COUNTY, WASHINGTON

19 [Signature]
20 Chairman

21 ATTEST:

22 [Signature]
23 DEPUTY CLERK of the Council
24

25 APPROVED this 17th day of June, 1981.

26 [Signature]
27 King County Executive
28
29
30
31
32
33