

ORDINANCE NO. 6356

AN ORDINANCE relating to zoning, permitting multiple dwellings in the RD 3600 zone; modifying certain conditions; amending Ordinance 5552, Sections 2 and 3 and K.C.C. 21.10.020 and 21.10.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5552, Section 2 and K.C.C. 21.10.020 are hereby amended as follows:

Permitted uses. In an RD-3600 zone, only the following uses are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the off-street parking requirements, landscaping requirements, and the general provisions and exceptions set forth in this title beginning with Chapter 21.46.

A. Any use permitted in an RS zone; provided all such uses shall conform to the conditions set forth for each in the RS classification, except that for dwellings the yards and open spaces required by this classification shall apply;

B. A duplex, or a two-family dwelling. If only a single-family dwelling exists on a lot on the effective date of this title, any additional dwelling unit shall be attached to and made a part of the building containing the existing dwelling unit;

C. Senior citizen apartments, provided;

1. The use shall be within one-quarter mile of public transportation, including van pools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway.

2. The number of off-street parking spaces shall not be less than one parking space per dwelling unit, and

3. There shall be no more than one bedroom per dwelling unit.

~~((E-)) D. ((Multiple-dwelling-units, provided that no structure shall exceed one-hundred-feet-on-its-longest-side-except~~

1 ~~those-containing-four-or-less-dwelling-units,~~)

2 Multiple-dwelling units, provided that no structure shall exceed  
 3 one hundred twenty feet on its longest side.

4 ((B-)) E. Structures over fifty feet in length shall have  
 5 a minimum of a five foot cumulative variation in the front facade  
 6 a minimum of every fifty feet.

7 ((E-)) F. Accessory buildings, structures and uses,  
 8 including but not limited to the following:

9 1. Accessory buildings, structures and uses as set forth  
 10 in the RS classification, and under the same conditions set forth  
 11 for each therein, except that where more than one dwelling unit  
 12 is involved, private garages shall be limited to accommodating  
 13 not more than two cars for each dwelling unit, and an accessory  
 14 boathouse or hangar shall be limited to accommodating not more  
 15 than one private noncommercial pleasure craft for each dwelling  
 16 unit on the premises,

17 2. If only a single-family dwelling exists on the lot,  
 18 not more than four lodgers are permitted. If two or more dwelling  
 19 units exist on the lot, not more than two lodgers per dwelling  
 20 unit are permitted;

21 ((F-)) G. Signs, as follows:

22 1. Nameplates not exceeding two square feet in area  
 23 containing the name of the occupant of the premises,

24 2. One unlighted sign not exceeding six square feet in  
 25 area pertaining only to the sale, lease or hire of only the  
 26 particular building, property or premises upon which displayed,

27 3. One unlighted identification sign not more than twelve  
 28 square feet in area, provided such sign shall not extend into any  
 29 required yard or open space on the lot or site;

30 ((G-)) H. Uses on transitional lots - one dwelling unit for  
 31 each two thousand four hundred square feet of lot area when the  
 32 lot or building site upon which such units are located as a side  
 33

1 line abutting a lot or lots classified for RM-1800, RM-900, B, C  
2 or M purposes whether or not an alley intervenes, but in no case  
3 shall the property used for such transitional use consist of more  
4 than one lot or be more than ninety feet in width, whichever is  
5 the least nor be used to a depth greater than the extent to which  
6 the side property line is common with property classified for  
7 such heavier uses;

8 ((H-)) I. Mobile home parks as provided in Chapter 21.09;

9 ((I-)) J. Planned unit development as provided in Chapter  
10 21.56;

11 ((J-)) K. Unclassified uses as provided in Chapter 21.44.

12 SECTION 2. Ordinance 5552, Section 3 and K.C.C. 21.10.030  
13 are hereby amended as follows:

14 Lot area. The minimum required area of a lot in an RD-3600  
15 zone shall be seven thousand two hundred square feet, except that  
16 the minimum lot area in the RD-3600 zone may be reduced to any  
17 size less than seven thousand two hundred square feet to market  
18 townhouse subdivisions or similar developments, provided:

19 A. A subdivision or short subdivision is submitted and  
20 approved pursuant to the flexible yard and lot dimension  
21 provisions of Section 21.48.270 of this Title, and,

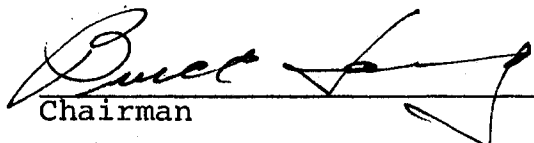
22 B. The density of development is consistent with the lot  
23 area per dwelling unit requirements of Section 21.10.040, and  
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1 C. The foundations of proposed structures in subdivisions  
2 with lot areas of less than seven thousand two hundred square  
3 feet ~~((must))~~ may at the discretion of the Manager be required  
4 to be completed before the final plat, or divisions thereof,  
5 can be approved and recorded.


6 INTRODUCED AND READ for the first time this 22nd day  
7 of February, 1983.

8 PASSED this 28th day of March, 1983.

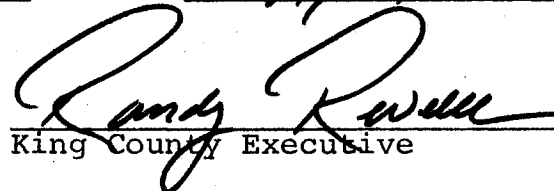
10 KING COUNTY COUNCIL  
11 KING COUNTY, WASHINGTON

12   
13 \_\_\_\_\_  
14 Chairman

15 ATTEST:

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17 \_\_\_\_\_  
18 Deputy Clerk of the Council

19  
20 APPROVED this 6th day of April, 1983.

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22 \_\_\_\_\_  
23 King County Executive