

November 3, 1983

Introduced by: **PAUL BARDEN**  
Proposed Ordinance No. **83-502**

ORDINANCE NO. **6643**

AN ORDINANCE relating to zoning; adding to the definition of open space; modifying the permitted uses and subdivision provisions in the GR zone classification; amending Resolution 33880 (part), Resolution 25789, Section 284, Ordinance 4306, Sections 3, 6 and 7, and KCC 21.04.216, 21.21.040, 21.21.050 and 21.21.060; and repealing and substituting new language for Ordinance 4306, Section 5 and KCC 21.21.020.

BE IT ORDAINED BY THE KING COUNTY COUNCIL:

SECTION 1. Resolution 33880 (part), Resolution 25789, Section 284 and KCC 21.04.216 are each hereby amended to read as follows:

Open Space, required "Required open space" means a portion of the area of a lot or building site, other than required yards, which area is required by this title, as set forth in the different classifications contained herein, to be maintained between buildings, between wings of a building as common area to be available for use by the persons specified in a planned unit development or multiple-lot subdivision, and between buildings and any portion of a property boundary line not contiguous to a required front or side yard. Open spaces ((;as in the case of required yards;)) are required to be free and clear of buildings and structures and to remain open and unobstructed from the ground to the sky, except for specific permitted uses and structures.

NEW SECTION. SECTION 2. Ordinance 4306, Section 3 and KCC 21.21.020 are each hereby repealed and the following is substituted:

The permitted uses in any GR zone shall be those set forth in KCC 21.25.

SECTION 3. Ordinance 4306, Section 5 and KCC 21.21.040 are each hereby amended to read as follows:

Lot dimensions, coverage, height limits, yards and open spaces.

A. For parcels in a GR zone containing over five acres, lot dimensions, height limits, yards and open spaces shall be those set forth in Chapter ((21:22)) 21.20; ((except in multiple lot subdivisions and short subdivisions;))

B. For parcels in a GR zone containing five acres or less, lot dimensions, height limits, yards and open spaces shall be those set forth in Chapter 21.18, except in multiple lot subdivisions and short subdivisions;

1 B. For parcels in a GR zone containing five acres or less, lot dimen-  
2 sions, height limits, yards and open spaces shall be those set forth in Chap-  
3 ter 21.18, except in multiple lot subdivisions and short subdivisions;

4 C. For lots in multiple lot subdivisions and short subdivisions created  
5 pursuant to the lot clustering requirements contained in KCC 21.21.050, the  
6 lot dimensions, coverage, height limits, and yards shall be the nearest com-  
7 parable standards in the RS classification, as set forth in KCC 21.08.100  
8 through 21.08.150, depending on actual lot size.

9 SECTION 4. Ordinance 4306, Section 6 and KCC 21.21.050 are each hereby  
10 amended to read as follows:

11 Densities in multiple lot subdivisions. In order to carry out the pur-  
12 poses of the comprehensive plan and this chapter, particularly the reserva-  
13 tion of large tracts of land for possible future growth and the promotion of  
14 efficient land use patterns, two different densities in multiple lot subdivi-  
15 sions and short subdivisions will be allowed, to be identified and applied on  
16 the zoning map with the designations GR-2.5 and GR-5.

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

24 B. In a GR-2.5 zone, on parcels containing five acres or more, an  
25 average density of one dwelling unit per two and one-half acres of site area  
26 may be allowed in conjunction with lot clustering, subject to the following  
27 conditions:

28 1. Sixty-five percent or more of the site being subdivided or short  
29 subdivided is reserved for open space and possible future resubdivision  
30 pursuant to the "reserve tract" provisions of this chapter,

31 2. The topography, natural features, and site shape permit a present  
32 and potential future subdivision pattern which will allow efficient future

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1 conversion of the reserve tract, or a portion thereof, to urban or suburban  
2 uses when and if called for by the comprehensive plan or community plan;

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

10 D. In a GR-5 zone ((; on parcels containing ten acres or more;)) an  
11 average density of one dwelling unit per five acres of site area may be  
12 allowed ((in)) as follows:

13 1. On parcels containing ten acres or more when developed in con-  
14 junction with lot clustering, subject to the following conditions:

15 ((1-)) a. Seventy-five percent or more of the site being subdivided  
16 or short subdivided is reserved for open space and possible future resubdivi-  
17 sion pursuant to the "reserve tract" provisions of this chapter,

18 ((2-)) b. The topography, natural features, and site shape of the  
19 reserve tract permit a present and potential future subdivision pattern which  
20 will allow efficient future conversion of the reserve tract, or a portion  
21 thereof, to urban or suburban uses and densities ((when and if called for)) in  
22 areas designated growth reserve by the comprehensive plan or community plan;  
23 or

24 2. On parcels of 20 acres or less created on or before the effective  
25 date of the application of this ordinance, by subdivision or short subdivi  
26 sion into lots of five acres or larger, provided the applicant can demon-  
27 strate how the property may be further subdivided into smaller lots to accom-  
28 modate urban or suburban densities, in areas designated growth reserve by the  
29 comprehensive plan or community plan. King County may require an arrangement  
30 of lots and streets to facilitate future resubdivision, a plat restriction  
31 which specifies building locations or imposes additional setbacks to  
32 guarantee that future street right-of-way expansion can be accomplished with-

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1 out infringing on the yard requirement of the zone, and may require the  
2 setting aside of future rights-of-way, using the "Tract X" form set forth in  
3 Appendix D, codified in KCC 19.26.490.

4 E. In any GR zone, all coal mine hazard areas, Class III landslide  
5 hazard areas, and wetlands, as defined in KCC 21.04, shall be included within  
6 the reserve tract as provided by this chapter, and shall be dedicated or  
7 ((reserve)) reserved to King County or another appropriate community or  
8 public body as permanent open space, except to the extent that development is  
9 approved on such sensitive areas pursuant to ((Ordinance 4365;))  
10 K.C.C. 20.44, 21.04 and 21.54.

11 F. In any GR zone, the minimum lot size of the building sites shall be  
12 sufficient to meet on-site sewage disposal requirements. Lot dimensions,  
13 coverage and height limits, yards and open spaces shall conform to the re-  
14 quirements of the nearest comparable RS or S zone based on the size of the  
15 building lots or to the provisions of ((Section)) KCC 21.21.040.

16 G. In any subdivision or short subdivision within a GR zone, open space  
17 and right-of-way dedications, easements, drainage control facilities, and  
18 site improvement requirements may be set by the County to serve only that  
19 portion of the site containing building lots, or any improvements allowed in  
20 a reserve tract.

21 SECTION 5. Ordinance 4306, Section 7 and KCC 21.21.060 are each hereby  
22 amended to read as follows:

23 Reserve tract provisions. A. For the purposes of this chapter, "re-  
24 serve tract" means that portion of a proposed subdivision or short subdivi-  
25 sion in a GR zone which is designated for potential future resubdivision  
26 subject to the restrictions of this section. After a site is initially  
27 divided pursuant to this chapter, the reserve tract may be retained by the  
28 subdivider, conveyed to residents of the subdivisions, or conveyed to a third  
29 party. Regardless of who owns the reserve tract, all restrictions set forth  
30 in this chapter shall apply to it.

31 B. All reserve tracts created through subdivision or short subdivision  
32 in a GR zone shall be subject to the following restrictions:

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1           1. On reserve tracts ((of ten acres or more;)) one primary dwelling,  
 2 which must be included in overall density calculations for the subdivision or  
 3 short subdivision, shall be permitted, plus ((horticulture and)) those  
 4 ((agricultural)) uses enumerated in ((Section 21-22-020; uses of reserve  
 5 tracts containing less than ten acres shall be limited to horticulture;  
 6 agricultural crops; beehives as provided in Section 21-22-020; poultry; and  
 7 livestock only for the use of the residents of the subdivision; as provided  
 8 in Section 21-18-020 0-;)) KCC 21.21.020.

9           2. The reserve tract shall not be further subdivided while containing  
 10 the GR classification. The reserve tract may be proposed for resubdivision  
 11 only after the site is reclassified in an area zoning process as defined in  
 12 Section 20.08.030. Every reserve tract created through this chapter shall be  
 13 eligible for review and consideration for urban or suburban uses when a new  
 14 or revised community plan for the area in which the reserve tract is situated  
 15 is being proposed, or every ten years from the date of designation of a  
 16 reserve area through use of this classification.

17           3. Coal mine hazard areas, Class III landslide hazard areas and wet-  
 18 lands, as defined in Chapter 21.04, within a designated reserve tract shall  
 19 not be disturbed or altered through vegetation removal, excavation, filling,  
 20 building or other improvements except with the approval by the ((B))building  
 21 and ((t))land ((B))development ((B))division of a site plan, and only for the  
 22 purposes of removing a nuisance or hazard to life or property, recreation, or  
 23 enhancement of fisheries or wildlife habitat.

24           C. All restrictions on a reserve tract, and the purpose of the reserve  
 25 tract as stated in subsection A of this section, shall be shown on the face  
 26 of the plat or short plat, and shall be communicated clearly and in writing  
 27 to all purchasers and prospective purchasers of building lots or reserve  
 28 tracts in subdivisions or short subdivisions in a GR zone.

29           D. Any proposed new subdivision or short subdivision of a reserve tract  
 30 after its reclassification from GR shall comply with all applicable policies  
 31 and regulations in effect at the time the proposed new subdivision or short  
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1 subdivision is reviewed. The building lots created by the original subdivi-  
 2 sion or short subdivision under the GR classification in which said reserve  
 3 tract is located shall be included in computing all then-current technical  
 4 requirements, including but not limited to open space, street improvements  
 5 and drainage, unless the original subdivision or short subdivision made  
 6 adequate provision for meeting such requirements as provided in (Section)  
 7 KCC 21.21.050 G.

8 INTRODUCED AND READ for the first time this 14th day of November  
 9 1983.

10 PASSED this 9th day of January 1984.

11 KING COUNTY COUNCIL  
 12 KING COUNTY, WASHINGTON

13 Gary Grant  
 14 Chairman

14 ATTEST:

15 Randy M. Owens  
 16 Clerk of the Council

17 APPROVED this 18th day of January 1984.

18 Randy Powell  
 19 King County Executive

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