

ORDINANCE NO. 8040

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 Resolution No. 25789 Section 1002, as amended, and King County Code 21.20.050.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution No. 25789 Section 1002, as amended, and King County Code 21.20.050 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:*

A. The minimum required area may be reduced to seven thousand two hundred square feet or nine thousand six hundred square feet when:

1. All lots are served by public sewers;
2. All lots are served by public water;
3. All lots are served by paved streets with curbs, sidewalks, and underground storm drainage consistent with KCC Title 19.

B. The minimum required lot area may be reduced to fifteen thousand square feet when:

1. All lots are served by public or private water;
2. All lots are served by an approved sewage disposal system;
3. All lots are served by paved streets and walkways consistent with KCC Title 19.

C. The minimum required lot area may be reduced to thirty-five thousand square feet when:

*See Section 21.70.010

- 1 1. All lots are served by public or private water;
- 2 2. All lots are served by an approved sewage disposal

3 system.

4 D. The provisions, methods and standards contained in the
5 R-S classifications under Chapter 21.08 of this title pertaining
6 to meeting minimum lot area requirements (~~((by using the average
7 lot size of the subdivision))~~) shall also apply to comparable sub-
8 divisions permitted under this section; provided that, in no case
9 for those proposed subdivisions utilizing individual septic
10 systems and not located within a((n)) King County approved local
11 sewer service area (~~((as defined in the King County Sewerage
12 General Plan))~~) shall a lot contain less than eighty percent of
13 the area required under subsections A. through C. of this
14 section.

15 E. In S-R zoned areas for which there is an adopted com-
16 munity plan, the minimum required lot area per dwelling unit for
17 multiple-lot subdivisions, short subdivisions, or planned unit
18 developments may be reduced from five acres when consistent with
19 a community plan density policy, as defined herein, and with the
20 standards in subsections A. through D. of this section, whichever
21 requires the larger lot size. For purposes of this section,
22 "community plan density policy" means a density depicted on a
23 community plan land use map or in a community plan text.

24 F. In S-R zoned areas for which there is a community plan,
25 properties may have a density suffix, indicating which lot sizes
26 are consistent with applicable density policies, imposed on them

1 through the area zoning process to govern the zoning and sub-
2 division examiner and building and land development in applying
3 community plan density policies.

4 INTRODUCED AND READ for the first time this 9th
5 day of March, 1987.

6 PASSED this 27th day of April, 1987.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 [Signature]
10 Chairman

11
12 ATTEST:

13 [Signature]
14 Clerk of the Council

15 APPROVED this 7th day of May, 1987.

16
17 [Signature]
18 King County Executive

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