

8559

ORDINANCE NO.

AN ORDINANCE relating to zoning; extending lot averaging, lot clustering and related provisions presently enjoyed by properties located in the RS zone to like properties located in the G zone; clarifying and prescribing uses permitted in the G zone; and clarifying and prescribing requirements of uses permitted in the G zone; amending Resolution 25789 Sections 1202, 1204 and 1207, as amended, and K.C.C. 21.24.030, 21.24.050 and 21.24.090; adding new sections to K.C.C. 21.24; and repealing Resolution 25789 Sections 1201, 1205, 1206, 1208 and 1209, as amended, and K.C.C. 21.24.020, 21.24.060, 21.24.070, 21.24.080 and 21.24.100; all as amended.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. Resolution 25789 Section 1201, as amended, and K.C.C. 21.24.020 are each hereby repealed, and the following is substituted:

Permitted uses. A. Except for planned unit developments, the following uses are permitted in a G zone, subject to the lot area requirements of K.C.C. 21.24.030 and the general provisions and exceptions set forth in this title, beginning with Chapter 21.46, and any limitations on the use:

1. any use permitted in the RS classification;
2. any use permitted in the S-E or S-R classification; and
3. any use permitted in the A, A-R, A-10 or A-35

classification.

B. Any unclassified use, as provided in Chapter 21.44 of this title, may locate in a G zone, when consistent with the purpose of the zone.

SECTION 2. Resolution 25789 Section 1202, as amended, and K.C.C. 21.24.030 are each hereby amended to read as follows:

Lot area. (~~For uses permitted in the G zone;~~) A. The minimum required area of a lot in a G zone shall be thirty-five thousand (35,000) square feet (~~or the minimum required lot area of the zone district in which the use is first permitted;~~

1 whichever-is-greater.--In-a-multiple-lot-subdivision-approved
 2 subsequent-to-the-effective-date-of-the-resolution-codified/
 3 herein;-the-minimum-lot-area-shall-be-deemed-to-have-been-met-if
 4 the-average-lot-area-is-not-less-than-thirty-five-thousand-square
 5 feet.--In-computing-the-average-square-foot-area-of-lots-in-a
 6 subdivision;-not-more-than-twenty-five-percent-of-the-number-of
 7 lots-may-contain-an-area-less-than-thirty-five-thousand-square
 8 feet;-and-in-no-case-shall-a-lot-contain-less-than-twenty-eight
 9 thousand-square-feet-of-area.--For-lots-containing-more-than
 10 thirty-five-thousand-square-feet-of-area;-not-more-than-forty-two
 11 thousand-square-feet-of-area-may-be-credited-in-determining-the
 12 average-)) , except that:

13 1. for uses permitted in the S-R or A-R classification,
 14 but not permitted in the S-E classification, the minimum required
 15 area of a lot shall be five (5) acres;

16 2. for uses permitted in the A, A-10 or A-35
 17 classification, but not permitted in the S-R or A-R
 18 classification, the minimum required area of a lot shall be ten
 19 (10) acres; and

20 3. for uses subject to further limitations provided in
 21 this title, such further limitations shall apply,

22 B. In multiple lot subdivisions, the minimum required area of
 23 individual lots may be reduced, upon compliance with the
 24 provisions, methods and standards contained in the RS
 25 classification in Chapter 21.08 pertaining to lot size averaging,
 26 lot clustering and flexible setbacks, provided that lot clustering
 27 in areas designated rural in the King County Comprehensive Plan
 28 shall comply with the rural lot cluster criteria of King County
 29 Code 21.21A.080C. However, for those subdivisions utilizing
 30 individual septic systems and not located within a King County
 31 approved local sewer service area, a lot shall not contain less
 32 area than that required by the Seattle-King County department of
 33 public health pursuant to its rules and regulations for on-site

1 sewage disposal systems. In any multiple lot subdivision where
2 lot clustering is used, site improvement requirements including,
3 but not limited to, right-of-way dedications, easements, drainage
4 control facilities, road construction standards, fire flow
5 standards and other utility requirements set by the county may be
6 based upon the density of the clustered lots, exclusive of areas
7 designated for permanent open space or recreational uses.

8 SECTION 3. Resolution 25789 Section 1204, as amended, and
9 K.C.C. 21.24.050 are each hereby amended to read as follows:

10 Lot width. ((In-the-"G"-zone)) A. Except as provided in
11 subsections B, C and D, the minimum required lot width in a G zone
12 shall be one hundred thirty-five (135) feet ((or-the-minimum
13 required-lot-width-of-the-zone-district-in-which-the-use-is-first
14 permitted,-whichever-is-greater)).

15 B. Every lot containing uses permitted in the S-R or A-R
16 classification, but not permitted in the S-E classification, shall
17 have a minimum lot width of three hundred thirty (330) feet.

18 C. Every lot containing uses permitted in the A, A-10 or A-35
19 classification, but not permitted in the S-R or A-R
20 classification, shall have a maximum allowed depth-to-width ratio
21 of four-to-one (4-1).

22 D. In multiple lot subdivisions where lot size averaging or
23 lot clustering is used, the minimum required width of individual
24 lots may be reduced as follows:

25 1. for lots having an area of less than seven thousand
26 two hundred (7,200) square feet, the minimum required lot width
27 shall be forty (40) feet;

28 2. for lots having an area of at least seven thousand two
29 hundred (7,200) square feet, but less than nine thousand six
30 hundred (9,600) square feet, the minimum required lot width shall
31 be sixty (60) feet;
32

1 3. for lots having an area of at least nine thousand six
2 hundred (9,600) square feet, but less than fifteen thousand
3 (15,000) square feet, the minimum required lot width shall be
4 seventy (70) feet; and

5 4. for lots having an area of at least fifteen thousand
6 (15,000) square feet, but less than thirty-five thousand (35,000)
7 square feet, the minimum required lot width shall be eighty (80)
8 feet.

9 SECTION 4. Resolution 25789 Sections 1205, as amended, 1206
10 and 1208 and K.C.C. 21.24.060 through 21.24.080 are each hereby
11 repealed.

12 NEW SECTION. SECTION 5. There is added to K.C.C. 21.24 a new
13 section to read as follows:

14 Placement of structures and uses. A. All lots having an area
15 of less than five (5) acres shall maintain the side, rear and
16 front yards, open spaces and distance between buildings,
17 structures and uses as set forth in the S-E classification.

18 B. All lots having an area of less than ten (10) acres but at
19 least five (5) acres shall maintain the side, rear and front
20 yards, open spaces and distance between buildings, structures and
21 uses as set forth in the A-R classification.

22 C. All lots containing an area of at least ten (10) acres
23 shall maintain the side, rear and front years, open spaces and
24 distance between buildings, structures and uses as set forth in
25 the A-10 and A-35 classifications.

26 SECTION 6. Resolution 25789 Section 1207, as amended, K.C.C.
27 21.24.090 are each hereby repealed and the following is
28 substituted:

29 Height. A. Except as provided in subsection B, no
30 residential structure shall exceed a height of thirty-five (35)
31 feet.
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B. All other structures may exceed a height of thirty-five (35) feet if each required side, front and rear yard is increased one (1) foot in width for each one (1) foot in height exceeding thirty-five (35) feet, provided, no structure shall exceed a height of fifty (50) feet except as set forth in K.C.C. 21.48.030.

NEW SECTION. SECTION 7. Resolution 25789 Section 1209, as amended, and K.C.C. 21.24.100 are each hereby repealed, and the following is substituted:

Permissible lot coverage. All structures, including accessory structures and any areas used to provide parking space, shall not cover more than thirty-five (35) percent of the area of the lot.

INTRODUCED AND READ for the first time this 16th day of May, 1988.

PASSED this 20th day of June, 1988.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chairman

ATTEST:

Dorothy M. Owens
Clerk of the Council

APPROVED this 30th day of June, 1988.

Jim Hill
King County Executive