

February 17, 1988
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INTRODUCED BY: Bruce Laing

PROPOSED NO.: 87-869

ORDINANCE NO. **8642**

AN ORDINANCE relating to zoning; modifying the calculation of lot area; amending Resolution 25789, Sections 402, 1902, 2003, 2103, 2104, Ordinance 7675, Section 7, all as amended, and K.C.C. 21.08.080, 21.42.130, 21.37.070, 21.38.030, 21.40.040; adding new sections to 21.04; repealing Resolution 25789, Section 403, 903, 1003, 1103, 1203, all as amended, and K.C.C. 21.08.090, 21.18.040, 21.20.060, 21.22.050, 21.24.040.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 402 as amended and K.C.C. 21.08.080 are hereby amended as follows:

Lot area A. In recognition of the variations in topographical conformation and geographical relationships of portions of King County and the advantages that can attach to living conditions, including considerations of health, safety and general welfare and amenities of living which naturally relate to the areas devoted to residential and related purposes, there are established in the RS classification four minimum required lot areas required as set forth herein and, as to location, are identified on the zoning map by the designations RS 15000, RS 9600, RS 7200 and RS 5000:

((A-)) 1. The minimum required area of a lot in an area designated as RS 15000 shall be fifteen thousand square feet.

((B-)) 2. The minimum required area of a lot in an area designated as RS 9600 shall be nine thousand six hundred square feet.

((C-)) 3. The minimum required area of a lot in an area designated as RS 7200 shall be seven thousand two hundred square feet.

((D-)) 4. The minimum required area of a lot in an area designated as RS 5000 shall be five thousand square feet.

B. In multiple-lot subdivisions and short subdivisions approved subsequent to the effective date of this title, the minimum lot area shall be deemed to have been met if ((either: A--average-lot-area-or-B-)) the area in lots plus the area

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1 designated for permanent open space or recreational uses and all
2 on-site area to be utilized for streets, divided by the total
3 number of lots, is not less than the minimum lot area requirement
4 of the zone in which the property is located as identified on the
5 zoning map. The inclusion of publicly or privately owned streets,
6 roadways, or roadway easements shall not be included in the lot
7 area for land under shoreline jurisdiction. ((Said open space or
8 recreation area may be accepted for dedication to King County at
9 the County's option and only if the property's size and features
10 meet adopted King County open space and park acquisition
11 standards, or may be owned in undivided interest by the residents
12 of the subdivision, who shall be responsible for any required
13 maintenance. -- In either case, the subdivider shall remove or
14 eliminate all hazardous conditions such as construction debris,
15 dead trees or abandoned mine workings within the designated area
16 prior to final plat approval. -- If the property is being dedicated,
17 the Parks Division may require additional improvements.))

18 ((E-))C. Subdivisions or short subdivisions in which lot
19 averaging, lot clustering or the flexible setback provisions of
20 ((Ordinance-4304)) K.C.C. 21.48 are used shall meet the following
21 criteria:

22 1. All building lots must be capable of meeting parking
23 requirements and be capable of accommodating residences which meet
24 sewerage disposal and building code requirements. No more than
25 one hundred thirty-five percent of the minimum required lot area
26 may be credited to any oversized lot when calculating average lot
27 area, and no oversized lot used for lot averaging may be further
28 subdivided;

29 2. A maximum of thirty-five percent of the lot area may be
30 credited from compensating right-of-way, except for corner lots
31 where a maximum of twenty-five percent may be credited however, in
32 no instance shall a density set by an adopted community plan be
33 exceeded as a result of crediting right-of-way to lot area.

1 ((2-)) 3. Common open space areas may not be computed to
2 include any submerged land unless part of a planned unit
3 development as provided in Chapter 21.56;

4 ((3-)) 4. At least fifty percent of the common open space
5 area must be usable for active recreation (i.e., have a slope of
6 not more than five percent), free of hazardous conditions, and dry
7 (i.e., above the one-hundred-year floodplain) unless it consists
8 of a valuable natural feature, preservation of which is consistent
9 with adopted county policies;

10 5. Open space or recreation may be accepted for dedication to
11 King County at the county's option and only if the property's size
12 and features meet adopted King County open space and park
13 acquisition standards, or may be owned in undivided interest by
14 the residents of the subdivision, who shall be responsible for any
15 required maintenance. In either case, the subdivider shall remove
16 or eliminate all hazardous conditions such as construction debris,
17 dead trees or abandoned mine workings within the designated area
18 prior to final plat approval. If the property is being dedicated,
19 the parks division may require additional improvements.

20 ((4-)) 6. When adjacent dwelling units are attached, the
21 aggregate structures' design and location with respect to yards
22 and common open space shall be consistent with established
23 neighborhood character and scale;

24 ((5-)) 7. If site contours permit, lots must allow potential
25 orientation of building for maximum winter solar heat gain, and
26 minimum obstruction of other buildings' solar access;

27 ((6-)) 8. The building and land development division may
28 require typical plot plans and building elevations prior to final
29 plat or short plat approval, and may condition the location and
30 design of structures to accomplish the purposes of this section;

31 ((7-)) 9. Slight variations from the requirements of this
32 subsection may be authorized by the director when not inconsistent
33 with their intent and purpose.

1 ((F)) D. All normal lot area and lot dimension requirements
 2 shall apply to lots proposed to be created through a subdivision
 3 or short subdivision unless King County determines that a proposed
 4 modification of normal requirements through lot size averaging or
 5 lot clustering or the flexible setback provisions of ((Ordinance
 6 4304-and)) K.C.C. 21.48 is consistent with the purposes of this
 7 title and county subdivision regulations, and the criteria set
 8 forth in this section. King County shall deny or modify any
 9 proposed variation from normal lot area and lot dimension
 10 requirements within a subdivision or short subdivision as
 11 necessary to accomplish the purposes of this section, and to
 12 minimize adverse impacts on adjacent properties.

13 E. In the case of a permitted transitional two-family
 14 dwelling, the lot area per dwelling unit shall be not less than
 15 one-half of the minimum required area of the lot. If a lot has
 16 less than seven thousand two hundred square feet, the lot area per
 17 dwelling unit for a transitional use shall be not less than three
 18 thousand square feet.

19 SECTION 2. Ordinance 7675, Section 7, and K.C.C. 21.37.070
 20 are hereby amended as follows:

21 ((Required-1)) Lot ((or-building-site)) area. The minimum
 22 required area of a lot in an F zone shall be eighty acres. Any
 23 existing parcel in the F zone that is less than ((80)) eighty acres
 24 may be used for any use permitted in the zone.

25 SECTION 3. Resolution 25789, Section 1902, and K.C.C.
 26 21.38.030 are hereby amended as follows:

27 ((Required-1)) Lot ((or-building-site)) area. The minimum
 28 required area of a lot or building site area in an F-R zone shall
 29 be thirty-five thousand square feet.

30 SECTION 4. Resolution 25789, Section 2003, and K.C.C.
 31 21.40.040 are hereby amended as follows:

32 ((Site)) Lot area. In an F-P zone, the minimum size of any
 33 lot or site ((is)) shall be ten acres.

1 SECTION ((70-)) 12. Resolution 25789, Section 1203 and K.C.C.
2 21.24.040 are each repealed.

3 INTRODUCED AND READ for the first time this 21st day
4 of December, 1987.

5 PASSED this 6th day of September, 1988.

7 KING COUNTY COUNCIL
8 King County, Washington

9 Gary Grant
10 Chairman

11 ATTEST:

12 Dorothy M. Owens
13 Clerk of the Council

14 APPROVED this 16th day of SEPTEMBER, 1988.

15 Ruth F. [Signature]
16 for King County Executive