

setback2.zon
3/17/92:mmc

Introduced by: Derdowski

Proposed No.: 92-193

ORDINANCE NO. **10339**

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AN ORDINANCE revising the setback requirements for substandard lots for the Forest & Agriculture Resource zones, amending K.C.C. 21.48.240 and .250 and Ordinance 2735, sections 2 and 3.

PREAMBLE:

The Forest Resource zone includes required yard setbacks which are generally appropriate for the contemplated lot sizes of the zone, which is 80 acres per lot.

The Agriculture Resource zones include required yard setbacks which are generally appropriate for the contemplated lot sizes of the zones, which range from 10 to 35 acres per lot.

Due to historic anomalies, much smaller lots than the minimum lot sizes now required do exist in the Forest and Agriculture Resource zones.

These smaller lots may also contain environmental features such as topographic constraints or sensitive areas which make strict compliance with the setback requirements of the resource zones inappropriate.

It was not the council's intention to preclude the use of existing lots in the Forest and Agriculture Resource zones by operation of the setback requirements, or to have the setback requirements conflict with sensitive areas ordinance requirements.

There is an administrative process available to resolve such issues in specific cases, but it is in the public interest to eliminate the need for exercise of such processes where legislative clarification can suffice and ordinance provisions can be modified.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 2735 section 2 and K.C.C. 21.48.240

are each hereby amended as follows:

Substandard lot - Single. An owner of a single substandard lot who does not own adjacent vacant property may use such lot as follows:

A. A single-family residence may be erected on any single substandard lot provided such use is permitted in the zone.

B. In two-family and multiple family zones, there may be one dwelling unit located on a single substandard lot for

1 each unit of required minimum lot area per dwelling unit
2 contained therein.

3 C In every case, all other requirements of the zone
4 shall be met except that:

5 1. where a lot became substandard by a change from one
6 residential classification to another, the yard requirements of
7 the "RS" classification shall apply;

8 2. where a lot became substandard by a change from a
9 residential or forest and recreation zone to an agricultural or
10 forest resource zone, the yard requirements of the previous
11 classification shall apply.

12 SECTION 2. Ordinance 2735, section 3 and K.C.C. 21.48.250
13 are each hereby amended to read as follows:

14 Substandard lot - Two or more. Two or more substandard lots or
15 fractions of lots under the same ownership as of the effective
16 date of the ordinance codified in this title, which have common
17 side lot lines and cannot individually satisfy the lot area and
18 width requirements of the zone, shall only be used, divided,
19 transferred, sold or ownership changed in combinations which
20 produce building sites that satisfy the requirements of the
21 zone in which they are located, with the following exceptions:

22 A. One single-family dwelling may be erected on any
23 combination of substandard lots and fractions thereof which in
24 total contain less than the lot area requirement for the zone;
25 provided, the owner of such lots does not own adjoining vacant
26 property.

27 B. Two single-family dwellings may be erected on any
28 combination of substandard lots or fractions thereof which in
29 total contain at least one and one-half but less than twice the
30 lot area requirement; provided, that two building sites of
31 approximately equal size result with a minimum lot width of
32 forty feet and the owner of such lots does not own adjoining
33 vacant property.

1 C. On substandard lots in two-family and multifamily
2 zones, one dwelling unit may be erected for each unit of
3 required minimum lot area per dwelling unit contained therein.

4 D. In each of the above situations all other
5 requirements of the zone shall be met, provided that setbacks
6 may be adjusted consistent with the provisions of K.C.C.
7 21.48.240.

8 ((D-)) E. A legally created lot in a G, S or A zone,
9 which contains at least seven thousand two hundred square feet
10 and is at least sixty feet in width, may be used for a
11 single-family dwelling regardless of the location and number of
12 other lots under the same ownership.

13 INTRODUCED AND READ for the first time this 16th day
14 of March, 1992.

15 PASSED this 13th day of April, 1992.

16 KING COUNTY COUNCIL
17 KING COUNTY, WASHINGTON

18 Audrey Luyee
19 Chair

20 ATTEST:

21 Gerald C. Peterson
22 Clerk of the Council

23 APPROVED this 24th day of April, 1992

24 Jim Hill
25 King County Executive

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