July 20, 1995

Introduced By: Chris Vance

Proposed No.: **95-405**

ORDINANCE NO. 11927

AN ORDINANCE related to zoning, clarifying the density calculation methodology for determining the allowed base number of lots in land segregation proposals and amending provisions to determine allowed floor area; amending Ordinance 10870, Section 344; and amending K.C.C. 21A.12.070.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 344 and K.C.C. 21A.12.070 are each hereby amended to read as follows:

Calculations - allowable dwelling units, lots or floor area. Permitted number of units, lots or floor area shall be determined as follows:

A. The ((maximum)) allowed number of dwelling units or lots (base density) shall be computed by multiplying the site area (((in acres))) specified in K.C.C. 21A.12.080 by the applicable residential base density number;

B. The maximum density (unit or lot) limits shall be computed by adding the bonus or transfer units authorized by K.C.C. 21A.34 or 21A.36 to the base units computed under subsection A;

((B.)) C. The allowed floor area, which excludes structured or underground parking areas and areas housing mechanical equipment, shall be computed by applying the floor-to-lot area ratio to ((multiplying)) the project site area specified in K.C.C. 21A.12.080 ((by the applicable floor/lot area ratio)); and

((C.))D. When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:

    1. Fractions of .50 or above shall be rounded up; and

    2. Fractions below .50 shall be rounded down.

INTRODUCED AND READ for the first time this _17ᵗʰ_ day of _July_ , 19_95_

PASSED by a vote of _11_ to _0_ this _14ᵗʰ_ day of _August_ , 19_95_.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this _22ⁿᵈ_ day of _August_ , 19_95_

Gary Locke
King County Executive

Attachments: