

September 25, 1996

INTRODUCED BY: Louise Miller

mobhm.kn

PROPOSED NO.: 96-669

ORDINANCE NO. **12523**

AN ORDINANCE relating to zoning; amending the permitted uses of mobile homes as a temporary dwelling for medical hardships; amending Ordinance 10870, Section 340 as amended; and K.C.C. 21A.12.030 as amended; amending Ordinance 10870, Section 554, as amended; and K.C.C. 21A.32.170 as amended; and adding a new section to K.C.C. 21A.06.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The Metropolitan King County Council finds that pursuant to Ordinance 12196, the requirements for environmental analysis, protections and mitigation measures in this chapter, as amended by this ordinance, provide adequate analysis of and mitigation for the specific adverse environmental impacts to which the requirements apply.

NEW SECTION 2. There is added to K.C.C. 21A.06 a new section to read as follows:
Daily care. Daily care: medical procedures, monitoring and attention that are necessarily provided at the residence of the patient by the primary provider of daily care on a 24-hour basis.

1 SECTION 3. Ordinance 10870, Section 340 as amended and K.C.C. 21A.12.030 are each
 2 hereby amended to read as follows:

3 A. Densities and dimensions - Residential Zones.
 4

RESIDENTIAL													
STANDARDS	RURAL				URBAN RESERVE	URBAN RESIDENTIAL							
	RA-2.5	RA-5	RA-10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre (15)	0.2 du/ac	0.2 du/ac	0.1 du/ac	0.05 du/ac	0.2 du/ac	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Maximum Density: Dwelling Unit/Acre (1)							6 du/ac	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac
Minimum Density: (2)							85% (18)	85% (18)	85% (18)	80% (18)	75% (18)	70% (18)	65 (18)
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)
Minimum Interior Setback (3) (16)	5 ft (9)	10 ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft	35 ft	35 ft 45 ft (14)	35 ft 45 ft (14)	60 ft	60 ft 80 ft (14)	60 ft 80 ft (14)	60 ft 80 ft (14)
Maximum Impervious Surface: Percentag (5)	25% (11) (19)	20% (11) (19)	15% (11) (19)	12.5% (11) (19)	30% (11)	30% (11)	55%	70%	75%	85%	85%	85%	90%

5 B. Development conditions.

6 1. The maximum density may be achieved only through the application of residential
 7 density incentives or transfers of density credits pursuant to Chapters 21A.34 or 21A.36.

8 Maximum density may only be exceeded pursuant to Section 21A.34.040 F.1.f.

9 2. Also see Section 21A.12.060.

10 3. These standards may be modified under the provisions for zero-lot-line and
 11 townhouse developments.

12 4. Height limits may be increased when portions of the structure which exceed the base
 13 height limit provide one additional foot of street and interior setback for each foot above the base
 14 height limit, provided that the maximum height may not exceed 75 feet. Netting or fencing and
 15 support structures for the netting or fencing used to contain golf balls in the operation of golf

1 courses or golf driving ranges are exempt from the additional interior setback requirement
2 provided that the maximum height shall not exceed 75 feet.

3 5. Applies to each individual lot. Impervious surface area standards for:

- 4 a. regional uses shall be established at the time of permit review;
- 5 b. nonresidential uses in residential zones shall comply with K.C.C. 21A.12.120 and
6 .220;
- 7 c. individual lots in the R-4 through R-6 zones which are less than 9,076 square feet in
8 area shall be subject to the applicable provisions of the nearest comparable R-6 or R-8 zone;
- 9 d. Any lot may be increased beyond the total amount permitted in this chapter subject
10 to approval of a conditional use permit.

11 6. Mobile home parks shall be allowed a base density of six dwelling units per acre.

12 7. The standards of the R-4 zone shall apply if a lot is less than 15,000 square feet in
13 area.

14 8. At least 20 linear feet of driveway shall be provided between any garage, carport, or
15 other fenced parking area and the street property line. The linear distance shall be measured
16 along the centerline of the driveway from the access point to such garage, carport or fenced area
17 to the street property line.

18 9. a. Residences shall have a setback of at least 100 feet from any property line
19 adjoining A, M or F zones or existing extractive operations.

20 b. For lots between 1 acre and 2.5 acres in size, the setback requirements of the R-1
21 zone shall apply. For lots under 1 acre, the setback requirements of the R-4 zone shall apply.

22 10. a. For developments consisting of three or more single-detached dwellings located
23 on a single parcel, the setback shall be 10 feet along any property line abutting R-1 through R-8,
24 RA and UR zones.

25 b. For townhouse and apartment development, the setback shall be 20 feet along any
26 property line abutting R-1 through R-8, RA and UR zones.

27 11. Lots smaller than .5 acre in area shall comply with standards of the nearest
28 comparable R-4 through R-8 zone. For lots that are .5 acre in area or larger, the maximum
29 impervious surface area allowed shall be at least 10,000 square feet. On any lot over 1 acre in
30 area, an additional 5 percent of the lot area may be used for buildings related to agricultural or

1 forestry practices. For lots smaller than two acres but larger than .5 acre, an additional 10
2 percent of the lot area may be used for structures which are determined to be medically
3 necessary, provided the applicant (~~demonstrates the structure is necessary to provide daily~~
4 ~~care to an on site resident certified by a physician as needing such care~~)) submits with the
5 permit application a notarized affidavit, conforming with the requirements of K.C.C.
6 21A.32.170 (A)(2).

7 12. Reserved.

8 13. Reserved.

9 14. The base height to be used only for projects as follows:

10 a. in R6 and R8 zones, a building with a footprint built on slopes exceeding a 15%
11 finished grade; and

12 b. in R18, R24 and R48 zones using residential density incentives and transfer of density
13 credits pursuant to this title.

14 15. Density applies only to dwelling units and not to sleeping units.

15 16. Vehicle access points from garages, carports or fenced parking areas shall be set back
16 from the property line upon which a joint use driveway is located to provide a straight line length
17 of at least 26 feet from the access point to the opposite side of the joint use driveway.

18 17. All subdivisions and short subdivisions in the R-1 zone shall be required to be
19 clustered away from sensitive areas to the extent possible and a permanent open space tract that
20 includes at least 50 percent of the site shall be created.

21 18. See K.C.C. 21A.12.085.

22 19. All subdivisions and short subdivisions in rural residential zones within the North
23 Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North Fork and Upper
24 Issaquah Creek subbasins are identified in the Issaquah Creek Basin and Nonpoint Action Plan)
25 shall have a maximum impervious surface area of 8% of the gross acreage of the plat.
26 Distribution of the allowable impervious area among the platted lots will be recorded on the face
27 of the plat. Impervious surface of roads need not be counted towards the allowable impervious
28 area. In cases where both lot- and plat-specific impervious limits apply, the more restrictive shall
29 be required.

1 SECTION 4. Ordinance 10870, Section 554 as amended and K.C.C. 21A.32.170 are each
2 hereby amended to read as follows:

3 A. A mobile home may be permitted as a temporary dwelling on the same lot as a
4 permanent dwelling, provided:

5 ~~((1. The applicant demonstrates the temporary dwelling is necessary to provide daily care to an
6 individual certified by a physician as needing such care;~~

7 ~~2. The primary provider of daily care shall reside on-site; and))~~

8 1((3)). The mobile home together with the permanent residence shall meet the setback, height,
9 building footprint, and lot coverage provisions of the applicable zone and

10 2. The applicant submits with the permit application a notarized affidavit that contains the
11 following:

12 a. certification that the temporary dwelling is necessary to provide daily care, as defined in
13 K.C.C. 21A.06;

14 b. certification that the primary provider of such daily care will reside on-site;

15 c. certification that the applicant understands the temporary nature of the permit, subject to
16 the limitations outlined in subsections B and C of this section;

17 d. certification that the physician's signature is both current and valid; and

18 e. certification signed by a physician that a resident of the subject property requires daily
19 care, as defined in K.C.C. 21A.06.

20 B. Temporary mobile home permits for medical hardships shall be effective for 12 months.
21 Extensions of the temporary mobile home permit may be approved in 12 month increments
22 subject to demonstration of continuing medical hardship in accordance with the procedures and
23 standards set forth in subsection A of this ordinance.

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C. The mobile home shall be removed within 90 days of:

- 1. The expiration of the temporary mobile home permit; or
- 2. The cessation of provision of daily care.

INTRODUCED AND READ for the first time this 19th day of

August, 1996.

PASSED by a vote of 11 to 0 this 18th day of November, 1996

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Steve Hague
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 30th day of November, 1996.

Sam Lodge
King County Executive

Attachments: