

04/13/99

Introduced By: Kent Pullen

CW/rb

Proposed No.: 98-583

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ORDINANCE NO. **13527**

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AN ORDINANCE relating to zoning density provisions for the Urban Reserve zone on properties within a Rural City Urban Growth Area; amending Ordinance 10870, Section 340, as amended, and K.C.C. 21A.12.030.

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BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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SECTION 1. Ordinance 10870, Section 340, as amended, and K.C.C. 21A.12.030

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are each hereby amended to read as follows:

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A. Densities and dimensions - Residential zones.

STANDARDS	RESIDENTIAL													
	ZONES	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 (20)	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/a c	48 du/a c	
Maximum Density: Dwelling Unit/Acre (1)							6 du/ac	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/a c	72 du/a c	
Minimum Density: (2)							85% (12) (18)	85% (12) (18)	85% (12) (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	30ft	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)	10ft (8)	10 ft (8)	
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (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: Percentage (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%	

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B. Development conditions.

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1. The maximum density may be achieved only through the application of residential density incentives or transfers of density credits pursuant to K.C.C. chapter 21A.34 or 21A.36. Maximum density may only be exceeded pursuant to K.C.C. 21A.34.040F.1.f.

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2. Also see K.C.C. 21A.12.060.

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

3 4. Height limits may be increased when portions of the structure which exceed
4 the base height limit provide one additional foot of street and interior setback for each
5 foot above the base height limit, provided the maximum height may not exceed seventy-
6 five feet. Netting or fencing and support structures for the netting or fencing used to
7 contain golf balls in the operation of golf courses or golf driving ranges are exempt from
8 the additional interior setback requirements provided that the maximum height shall not
9 exceed seventy-five feet.

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

11 a. regional uses shall be established at the time of permit review;

12 b. nonresidential uses in residential zones shall comply with K.C.C.
13 21A.12.120 and 21A.12.220;

14 c. individual lots in the R-4 through R-6 zones which are less than ~~((9,076))~~
15 nine thousand seventy-six square feet in area shall be subject to the applicable provisions
16 of the nearest comparable R-6 or R-8 zone;

17 d. lot may be increased beyond the total amount permitted in this chapter
18 subject to approval of a conditional use permit.

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

1 7. The standards of the R-4 zone shall apply if a lot is less than ((15,000))
2 fifteen thousand square feet in area.

3 8. At least twenty linear feet of driveway shall be provided between any garage,
4 carport or other fenced parking area and the street property line. The linear distance shall
5 be measured along the center line of the driveway from the access point to such garage,
6 carport or fenced area to the street property line.

7 9.a. Residences shall have a setback of at least ((100)) one hundred feet from any
8 property line adjoining A, M or F zones or existing extractive operations.

9 b. for lots between one acre and ((2.5)) two and one-half acres in size, the
10 requirements of the R-1 zone shall apply. For lots under one acre, the requirements of the
11 R-4 zone shall apply.

12 10.a. For developments consisting of three or more single-detached dwellings
13 located on a single parcel, the setback shall be ten feet along any property line abutting R-1
14 through R-8, RA and UR zones, except for structures in on-site play areas required in
15 K.C.C. 21A.14.190, which shall have a setback of five feet.

16 b. for townhouse and apartment development, the setback shall be twenty feet
17 along any property line abutting R-1 through R-8; RA and UR zones, except for structures
18 in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback of five
19 feet, unless the townhouse or apartment development is adjacent to property upon which an
20 existing townhouse or apartment development is located.

1 11. Lots smaller than ((~~5~~)) one-half acre in area shall comply with standards of
2 the nearest comparable R-4 through R-8 zone. For lots that are ((~~5~~)) one-half acre in area
3 or larger, the maximum impervious surface area allowed shall be at least ((~~10,000~~)) ten
4 thousand square feet. On any lot over one acre in area, an additional five percent of the lot
5 area may be used for buildings related to agricultural or forestry practices. For lots smaller
6 than two acres but larger than ((~~5~~)) one-half acre, an additional ten percent of the lot area
7 may be used for structures which are determined to be medically necessary, provided the
8 applicant submits with the permit application a notarized affidavit, conforming with the
9 requirements of K.C.C. 21A.32.170A.2.

10 12. For purposes of calculating minimum density, the applicant may request that
11 the minimum density factor be modified based upon the weighted average slope of the net
12 buildable area(s) of the site pursuant to K.C.C. 21A.12.987.

13 13. Reserved.

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

15 a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a
16 fifteen percent finished grade; and

17 b. in R-18, R-24 and R-48 zones using residential density incentives and
18 transfer of density credits pursuant to this title.

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

20 16. Vehicle access points from garages, carports or fenced parking areas shall be
21 set back from the property line on which a joint use driveway is located to provide a

1 straight line length of at least twenty-six feet as measured from the center line of the
2 garage, carport or fenced parking area, from the access point to the opposite side of the
3 joint use driveway.

4 17. All subdivisions and short subdivisions in the R-1 zone shall be required to
5 be clustered away from sensitive areas or the axis of designated corridors such as urban
6 separators or the wildlife habitat network to the extent possible and a permanent open
7 space tract that includes at least fifty percent of the site shall be created. Open space tracts
8 shall meet the provisions of K.C.C. 21A.14.040.

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

10 19. All subdivisions and short subdivisions in R-1 and RA zones within the
11 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North
12 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and
13 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East Sammamish
14 Community Planning Area which drains to Patterson Creek shall have a maximum
15 impervious surface area of eight percent of the gross acreage of the plat. Distribution of
16 the allowable impervious area among the platted lots shall be recorded on the face of the
17 plat. Impervious surface of roads need not be counted towards the allowable impervious
18 area. In cases where both lot- and plat-specific impervious limits apply, the more
19 restrictive shall be required.

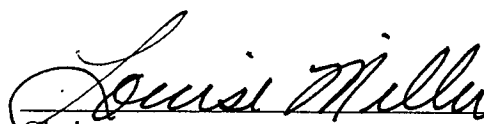
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20. Base density may be exceeded, if the property is located in a designated rural city urban growth area and each proposed lot contains an occupied legal residence which predates 1959.

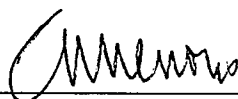
INTRODUCED AND READ for the first time this 14th day of September, 1998.

PASSED by a vote of 13 to 0 this 24th day of May, 1999.

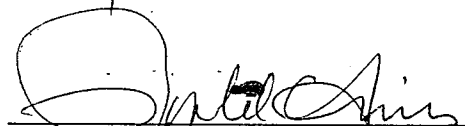
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 24 day of May, 1999.


King County Executive

Attachments: None