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Introduced by: Brian Derdowski

Proposed No. 97-259

ORDINANCE NO. 13571

AN ORDINANCE relating to zoning; allowing modification or waiver of standards for residential clustering within the R-1 zone; amending Ordinance 10870, Sections 340, as amended, and K.C.C. 21A.12.030.

STATEMENT OF FACTS:

1. The R-1 zone has the lowest density (one unit per acre) of the urban residential zones. It was intended to implement KCCP Policies U-502 and U-503 in that the intent of the policies is to utilize low density zoning to:
 - recognize existing subdivisions with little or no opportunity for infill or redevelopment (U-502), and protect floodplains, critical aquifer recharges areas, Regionally or Locally Significant Resources Areas, high value wetlands and steep slopes (portion of U-503).
2. The clustering provisions of K.C.C. 21A.12.030 are not intended to apply to properties zoned R-1 pursuant to Policy U-502. Rather, they were intended to implement another portion of Policy U-503 which encourages linking the environmental features noted in that policy into a network of open space, fish and wildlife habitat, and Urban Separators.
3. The modification or waiver of the clustering provisions on lands in which none of the environmental conditions noted in Policy U-503 would be consistent with that policy.

FINDING:

The Metropolitan King County Council finds that pursuant to Ordinance 12196, the requirements for environmental analysis, protections and mitigation measures in this code chapter, as amended by this ordinance, provide adequate analysis of and

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mitigation for the specific adverse environmental impacts to which the requirements apply.
BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

are each hereby amended to read as follows.

A. Densities and dimensions - residential zones

STANDARDS	RESIDENTIAL												
	RURAL				URBAN ESERVE	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)	0.4 du/ac (20)	0.4 du/ac (20)					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% (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	30 ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30 ft (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 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

1. This maximum density may be achieved only through the application of residential density incentives pursuant to K.C.C. 21A.34 or transfers of density credits

1 pursuant to K.C.C. 21A.36 or 21A.55, or any combination of density incentive or density
2 transfer. Maximum density may only be exceeded pursuant to K.C.C. 21A.34.040F.1.f.

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

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

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

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

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

15 b. nonresidential uses in residential zones shall comply with K.C.C.

16 21A.12.120 and .220;

17 c. individual lots in the R-4 through R-6 zones which are less than 9,076 square
18 feet in area shall be subject to the applicable provisions of the nearest comparable R-6 or
19 R-8 zone;

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

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

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

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

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

13 b. for lots between one acre and 2.5 acres in size, the requirements of the R-1
14 zone shall apply. For lots under one acre, the requirements of the R-4 zone shall apply.

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

19 b. for townhouse and apartment development, the setback shall be twenty feet
20 along any property line abutting R-1 through R-8, RA and UR zones, except for structures
21 in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback of five

1 feet, unless the townhouse or apartment development is adjacent to property upon which an
2 existing townhouse or apartment development is located.

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

11 12. For purposes of calculating minimum density, the applicant may request that
12 the minimum density factor be modified based upon the weighted average slope of the net
13 buildable area(s) of the site pursuant to K.C.C. 21A.12.087.

14 13. Reserved.

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

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

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

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

1 16. Vehicle access points from garages, carports or fenced parking areas shall be
2 set back from the property line on which a joint use driveway is located to provide a
3 straight line length of at least twenty-six feet as measured from the center line of the
4 garage, carport or fenced parking area, from the access point to the opposite side of the
5 joint use driveway.

6 17. a) All subdivisions and short subdivisions in the R-1 zone shall be required to
7 be clustered -when the property is located within or contains:

8 1) a floodplain,

9 2) a critical aquifer recharge area,

10 3) a Regionally or Locally Significant resource Area,

11 4) existing or planned public parks or trails, or connections to such facilities,

12 5) a Class I or II stream or wetland;

13 6) a steep slope, or

14 7) a "greenbelt/urban separator" or "wildlife corridor"-area designated by the
15 comprehensive plan or a community plan.

16 b) The development shall be clustered away from sensitive areas or the axis of
17 designated corridors such as urban separators or the wildlife habitat network to the extent
18 possible and ((a permanent)) the open space shall be placed in a separate tract that includes
19 at least fifty percent of the site ((shall be created)). Open space tracts shall be permanent
20 and meet the provisions of K.C.C. 21A.14.040.

- 1 18. See K.C.C. 21A.12.085.
- 2 19. All subdivisions and short subdivisions in R-1 and RA zones within the
3 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North
4 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and
5 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East Sammamish
6 Community Planning Area which drains to Patterson Creek shall have a maximum
7 impervious surface area of eight percent of the gross acreage of the plat. Distribution of
8 the allowable impervious area among the platted lots shall be recorded on the face of the
9 plat. Impervious surface of roads need not be counted towards the allowable impervious
10 area. In cases where both lot- and plat-specific impervious limits apply, the more
11 restrictive shall be required.

