



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

June 27, 2000

Ordinance 13881

Proposed No. 1999-0495.1

Sponsors Derdowski, Phillips and Irons

1 AN ORDINANCE relating to zoning, amending the
2 residential densities and dimensions table in K.C.C. chapter
3 21A.12 for properties located within the Rural Town of Fall
4 City; and amending Ordinance 10870, Section 340, as
5 amended, and K.C.C. 21A.12.030.

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8 **FINDINGS:**

9 The metropolitan King County Council finds that the proposed amendment
10 to K.C.C. chapter 21A.12 will help implement the Fall City Subarea Plan.

11 **BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:**

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

13 are each hereby amended to read as follows:

14 **Densities and dimensions – residential zones.** A. Densities and dimensions –

15 ~~((R))~~residential zones.

16 **RESIDENTIAL**

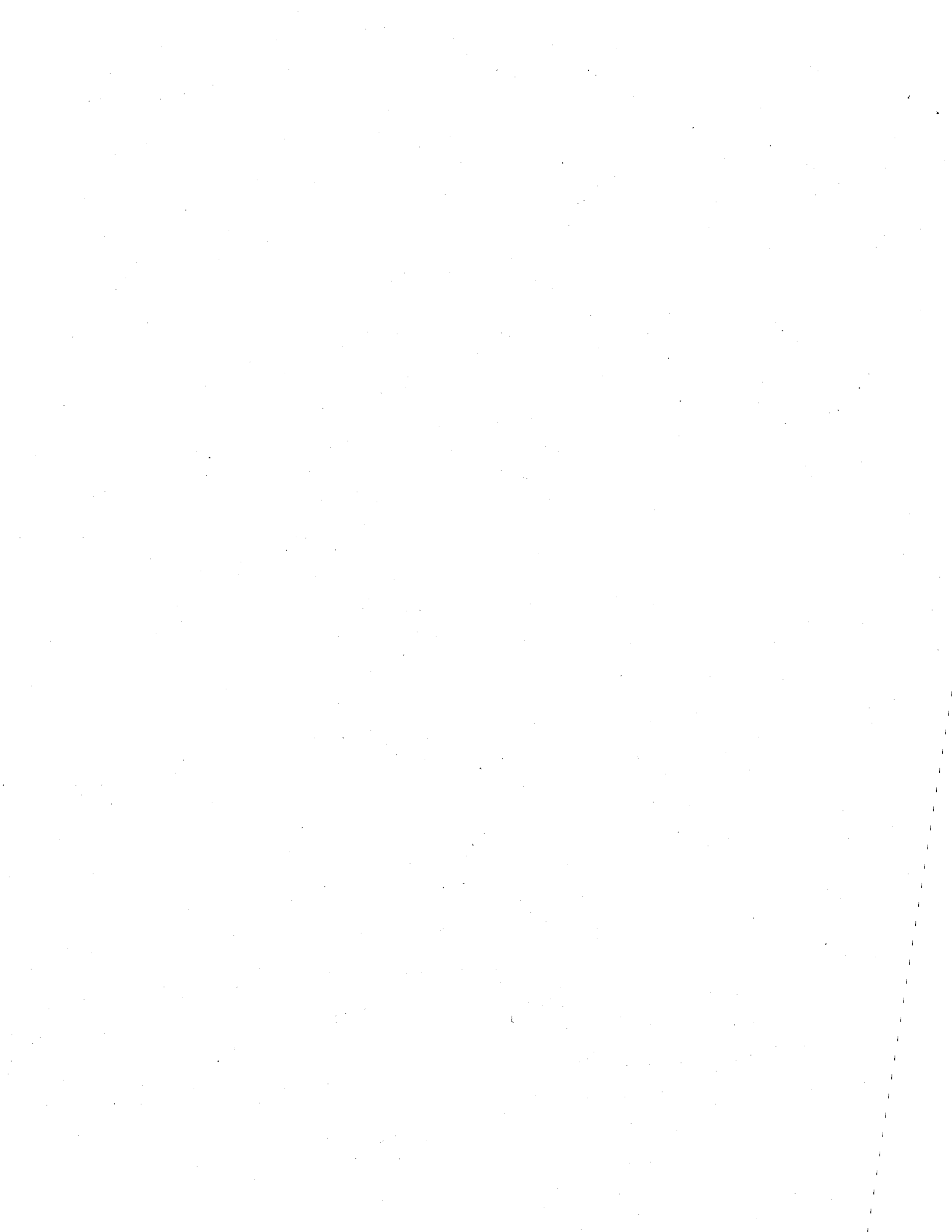
	ZONES RURAL			URBAN RE-SERVE		URBAN RESIDENTIAL			
STANDARDS	RA-2.5	RA-5	RA-10	RA-20	UR	R-1 (17)	R-4	R-6	R-8

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	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 (21)	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 (22)	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac			
Minimum Density: (2)									85% (12) (18) (23)	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						
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 (10)	5 ft (10)	5 ft (10)	5 ft (10)					5 ft
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%	85%	90%

B. Development conditions.

1. This maximum density may be achieved only through the application of residential density incentives pursuant to K.C.C. chapter 21A.34 or transfers of density credits pursuant to K.C.C. chapter 21A.36 or 21A.55, or any combination of density incentive or density transfer. Maximum density may only be exceeded pursuant to K.C.C. 21A.34.040F.1.f.
2. Also see K.C.C. 21A.12.060.
3. These standards may be modified under the provisions for zero-lot-line and townhouse developments.
4. Height limits may be increased when portions of the structure which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, provided the maximum height may not exceed seventy-five feet. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from



51 the additional interior setback requirements provided that the maximum height shall not
52 exceed seventy-five feet.

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

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

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

56 21A.12.120 and 21A.12.220;

57 c. individual lots in the R-4 through R-6 zones which are less than nine
58 thousand seventy-six square feet in area shall be subject to the applicable provisions of
59 the nearest comparable R-6 or R-8 zone;

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

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

64 7. The standards of the R-4 zone shall apply if a lot is less than fifteen thousand
65 square feet in area.

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

70 9. a. Residences shall have a setback of at least one hundred feet from any
71 property line adjoining A, M or F zones or existing extractive operations.

72 b. for lots between one acre and two and one-half acres in size, the
73 requirements of the R-1 zone shall apply. For lots under one acre, the requirements of the



74 R-4 zone shall apply.

75 10. a. For developments consisting of three or more single-detached dwellings
76 located on a single parcel, the setback shall be ten feet along any property line abutting R-
77 1 through R-8, RA and UR zones, except for structures in on-site play areas required in
78 K.C.C. 21A.14.190, which shall have a setback of five feet.

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

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

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

96 13. Reserved.



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

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

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

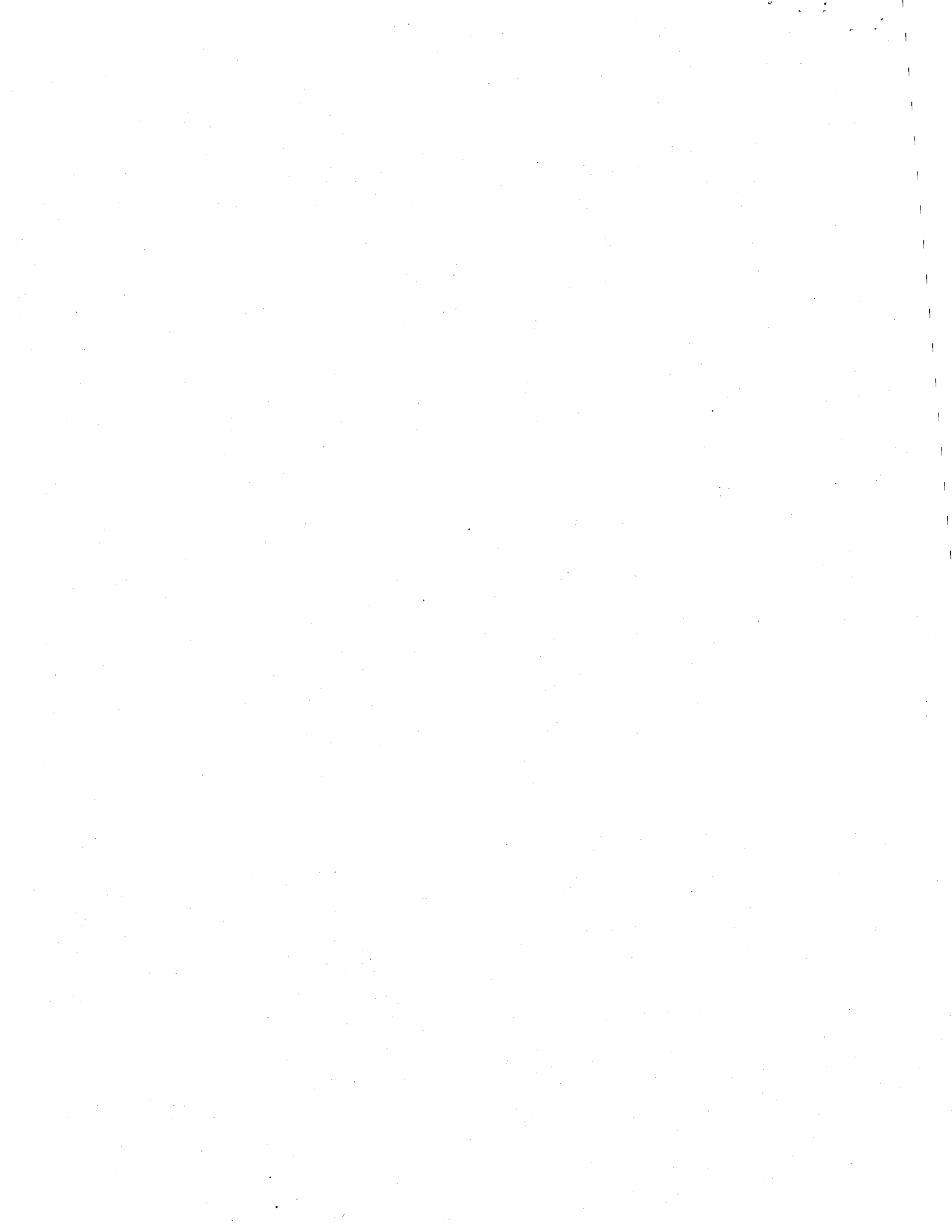
102 15. Density applies only to dwelling units and not to sleeping units.

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

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

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

114 19. All subdivisions and short subdivisions in R-1 and RA zones within the
115 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North
116 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and
117 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East
118 Sammamish Community Planning Area which drains to Patterson Creek shall have a
119 maximum impervious surface area of eight percent of the gross acreage of the plat.



120 Distribution of the allowable impervious area among the platted lots shall be recorded on
121 the face of the plat. Impervious surface of roads need not be counted towards the
122 allowable impervious area. In cases where both lot- and plat-specific impervious limits
123 apply, the more restrictive shall be required.

124 20. This density may only be achieved on RA 2.5 and RA 5 zoned parcels
125 designated as rural receiving areas through the Transfer of Density Credit Pilot Program
126 outlined in K.C.C. chapter 21A.55.

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

130 22. The maximum density is four dwelling units per acre for properties zoned R-
131 4 when located in the Rural Town of Fall City.



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23. The minimum density requirement does not apply to properties located

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within the Rural Town of Fall City.

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Ordinance 13881 was introduced on 9/13/99 and passed by the Metropolitan King County Council on 6/26/00, by the following vote:

Yes: 7 - Ms. Miller, Mr. Phillips, Mr. Pelz, Ms. Sullivan, Mr. Nickels, Mr. Gossett and Mr. Irons

No: 5 - Mr. von Reichbauer, Mr. McKenna, Mr. Pullen, Ms. Hague and Mr. Vance

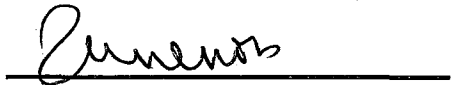
Excused: 1 - Ms. Fimia

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



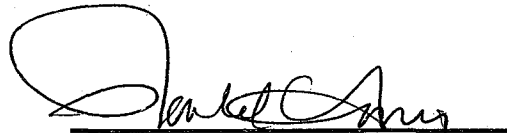
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 30 day of June, 2000.



Ron Sims, County Executive

Attachments None

