



Legislation Details (With Text)

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Title: AN ORDINANCE related to zoning, allowing lot clustering in agricultural zones, amending Ordinance 10870 Section 341 as amended and KCC 21A.12.040.

Sponsors: Cynthia Sullivan

Indexes: Agriculture, Zoning

Code sections: 21A.12.040 -

Attachments: 1. 2002-0262 Hearing Notice.doc, 2. Revised staff report 11-18-02.doc, 3. STAFF REPORT 10-1-02, 4. STAFF REPORT 6-18-02, 5. STAFF REPORT 7-16-02, 6. STAFF REPORT 8-20-02

Date	Ver.	Action By	Action	Result
11/18/2002	1	Metropolitan King County Council	Hearing Held	
11/18/2002	1	Metropolitan King County Council	Re-referred	
10/1/2002	1	Growth Management and Unincorporated Areas Committee	Passed Out of Committee Without a Recommendation	Pass
8/20/2002	1	Growth Management and Unincorporated Areas Committee	Deferred	
7/16/2002	1	Growth Management and Unincorporated Areas Committee	Deferred	
6/18/2002	1	Growth Management and Unincorporated Areas Committee	Deferred	
6/10/2002	1	Metropolitan King County Council	Introduced and Referred	

AN ORDINANCE related to zoning, allowing lot clustering in agricultural zones, amending Ordinance 10870 Section 341 as amended and KCC 21A.12.040.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 341 as amended, and KCC 21A.12.040 are each hereby

amended to read as follows:

Densities and dimensions - resource and commercial/industrial zones.

A. Densities and dimensions - resource and commercial/industrial zones.

STANDARDS	RESOURCE		COMMERCIAL/INDUSTRIAL						
	AGRICULTURE	FOREST	MINE R A L	NEIGH- HOOD BUSINE	COMMU- BUSINE	REGION- BUSINE	O F F I C I	INDU STRIA L	
	A-10	A-35	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre	0.1 du/ac	.0286 du/ac	.0125 du/ac		8 du/ac (1)	18 du/ac	36 du/ac	36 du/ac (2)	
Maximum Density: Dwelling Unit/Acre					12 du/ac	24 du/ac	48 du/ac	48 du/ac (3)	
Minimum Lot Area	10 acres (15)	35 acres (15)	80 acres	10 acres					
Maximum Lot Depth/ Width Ratio	4 to 1	4 to 1							
Minimum Street Setback	30 ft (4)	30 ft (4)	50 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft
Minimum Interior Setback	10 ft (4)	10 ft (4)	100 ft (4)	(12)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) 50 ft (8)
Base Height (10)	35 ft	35 ft	35 ft	35 ft	35 ft 45 ft	35 ft 60 ft	35 ft 65 ft	45 ft 60 ft (6)	45 ft
Maximum Floor/Lot Ratio: Square Feet					1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage (13)	15% 35% (11)	10% 35% (11)	10% 35% (11)		85%	85%	90%	75%	90%

B. Development conditions.

1. Reserved.

2. These densities are allowed only through the application of mixed-use development standards and for stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area.

3. These densities may only be achieved through the application of residential density incentives or transfer of development rights in mixed-use developments and for stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area. See K.C.C. chapters 21A.34 and 21A.37.

4.a. in the F zone, scaling stations may be located thirty-five feet from property lines. Residences shall have a setback of at least thirty feet from all property lines.

b. for lots between one acre and two and one half acres in size, the setback requirements of the R-1

zone shall apply. For lots under one acre, the setback requirements of the R-4 zone shall apply.

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

5. Gas station pump islands shall be placed no closer than twenty-five feet to street front lines.

6. This base height allowed only for mixed-use developments and for stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area.

7. Required on property lines adjoining residential zones.

8. Required on property lines adjoining residential zones for industrial uses established by conditional use permits.

9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C. chapter 21A.14.

10. Height limits may be increased if portions of the structure building that 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 exceed seventy-five feet only in mixed use developments. 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 the additional interior setback requirement provided that the maximum height shall not exceed seventy-five feet.

11. Applicable only to lots containing less than one acre of lot area. Development on lots containing less than fifteen thousand square feet of lot area shall be governed by impervious surface standards of the nearest comparable R-4 through R-8 zone.

12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.

13. The impervious surface area for any lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

14. Required on property lines adjoining residential zones unless a stand-alone townhouse

development on property designated commercial outside of center in the urban area is proposed to be located adjacent to property upon which an existing townhouse development is located.

15. The afs24 minimum lot area does not apply to lot clustering proposals.

30 days prior

Newspaper: Seattle Times

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Hearing: November 18, 2002