



Legislation Text

File #: 2022-0265, **Version:** 1

Clerk 06/29/2022

AN ORDINANCE relating to development regulations in North Highline; amending Ordinance 17841, Section 5, as amended, and K.C.C 20.20.030, Ordinance 19146, Section 48, as amended, and K.C.C 21A.12.030 and Ordinance 17539, Section 34, as amended, and K.C.C 21A.12.040 and adding new chapters to K.C.C. Title 21A.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. Ordinance 19210, as amended, Section 87, Proviso 1 requires the creation of a North Highline urban design implementation strategies study ("the study"). The study develops urban design standards and a community review process for land development proposals in the commercial, nonindustrial areas of North Highline. The proviso further requires a proposed ordinance that implements recommended changes to the development regulations.

B. The executive has completed and transmitted to the King County council the study. This ordinance makes the code changes needed to implement the recommendations in the study.

SECTION 2. Sections 3 through 6 of this ordinance should constitute a new chapter in K.C.C. title 21A.

NEW SECTION. SECTION 3. There is hereby added to the chapter established in section 2 of this ordinance a new section to read as follows:

The definitions in K.C.C. chapter 21A.06 and the following definitions apply to this chapter unless the

context clearly requires otherwise. Where definitions in this section differ from the definitions in K.C.C. chapter 21A.06, the definitions in this section shall control.

A. "Design review meeting" means a formal meeting between project review staff and representative or representatives that covers the elements of the project pertaining to this code section.

B. "Guideline priorities" mean the guidelines of highest priority, which are project-specific requirements resulting from the feedback and analysis conducted in compliance with section 6 of this ordinance, as determined by the department.

C. "North Highline" means the North Highline Community Service Area subarea planning geography.

D. "North Highline urban design standards" means the urban design standards in Attachment A to this ordinance.

NEW SECTION. SECTION 4. There is hereby added to the chapter established in section 2 of this ordinance a new section to read as follows:

In addition to the development regulations in this title, the North Highline urban design standards apply to new and substantially improved commercial, multifamily residential developments over six units in the Community Business (CB), Neighborhood Business (NB), Regional Business (RB), Office (O), and Urban Residential zones including R-18 and greater within North Highline Where a conflict exists between this chapter and other provisions in this title, this chapter applies.

NEW SECTION. SECTION 5. There is hereby added to the chapter established in section 2 of this ordinance a new section to read as follows:

A. Except as prohibited in subsection C. of this section, the director may waive or modify application of the standards of this chapter for new development by and substantial improvements to existing commercial businesses, if the business:

1. has been located in North Highline for at least five years, as determined by the date the business license was approved, and is not a franchise whose headquarters are not located in North Highline;

2. is owned by a person who has lived in North Highline for at least five years, and is not a franchise whose headquarters are not located in North Highline;

3. is a nonprofit organization that provides community and human services to residents of North Highline; or

4. is located in a structure listed on the national Register of Historic Places or designated as a state or King County landmark subject to K.C.C. chapter 21A.32.

B. A waiver or modification request shall be submitted in writing by the developer to the director. The request shall specify the proposed waiver or modification, rationale for why the waiver or modification should be granted and how the waiver or modification complies with subsection A. of this section.

C. Waivers or modifications shall not be allowed to modify standards regulating any of the following:

1. review procedures; and

2. density or dimensions.

NEW SECTION. SECTION 6. There is hereby added to the chapter established in section 2 of this ordinance a new section to read as follows:

The process to determine how to apply the North Highline Urban Design Standards to a development proposal shall be as follows:

A.1. Before conducting a preapplication meeting and filing an application with the department, the applicant shall create a web-based community input forum for the purpose of soliciting feedback on the proposed development from the North Highline community for twenty-one days. The applicant shall notify via email a list of parties of interest and notify by mail residents within five hundred feet of the project site one week before the beginning of the feedback period.

2. An applicant shall incorporate the feedback related to design standards into its project proposal, where appropriate, before submittal of a permit application consistent with the application requirements in the North Highline urban design standards.

3. As part of the permit application, an applicant shall provide a memorandum of how its proposal incorporated community feedback, in addition to findings from the analysis described in subsection C. of this section. For feedback that was not incorporated into the project, the memorandum shall state why the input was not addressed;

B.1. The web-based community input forum shall present information relative to the proposed project, context and site analysis, a concept design and a cultural analysis, as described in subsection C. of this section, for solicitation of feedback. The web-based community input forum shall follow a standardized template created by the department that contains a list of required content. The web page shall be accessible for those who are visually impaired, include translations to the top three languages within North Highline as determined by the department, and be capable of collecting feedback within the web page.

2. An applicant shall provide a list of public commenters and proof of those who received mailed notice to the department prior to the preapplication review;

C. For a preapplication review, the applicant will submit a packet that includes a concept-level site analysis and design in the context of feedback received to date from the web-based community input forum described in subsection B. of this section, including:

1. A context and site analysis, including, but not limited to: the location and dimensions of existing adjacent public rights-of-way, including streets, sidewalks and parking areas; landscape features, drainage elements; and an analysis of the physical context and current uses within five hundred feet of the site, including building footprints, existing businesses, artwork on private and public lands and any public facilities;

2. A conceptual site plan or plans, including, but not limited to: sizing and locations of proposed buildings; proposed building uses; architectural intent and conceptual building design including elevations and materials; proposed opportunities for cultural expression; proposed pedestrian amenities and bicycle facilities; proposed barrier-free access; proposed parking quantity, location and an access point or points; for multifamily residential proposals, quantity, location and quality of an on-site recreation area or areas; proposed landscape

concept; proposed approach to stormwater; proposed approach to managing waste and recycling; phasing, if proposed; and a narrative explaining how the proposal addresses the expressed community vision and meets this section; and

3. A cultural analysis demonstrating an understanding of neighborhood demographics through a synopsis of recent data, in addition to an inventory of historic structures, existing local businesses, art, landmarks and culturally significant elements, including a map of such features within a five-hundred-foot radius;

D.1. After collection of public input described in subsection B of this section and review of analyses described in subsection C of this section, the department shall identify the guideline priorities. In identifying the guideline priorities, the department shall consider any community input regarding design resulting from web-based community input forum, or as expressed in written comments received, in addition to findings from the context and site analysis, and cultural analysis. The guideline priorities shall be related to and roughly proportional to the impact of the proposed development on the existing built environment.

2. The department shall review the public comments on the project's design, the project's consistency with the guideline priorities, and make a recommendation to approve, modify or deny project designs.

3. The department's design review decision shall be made as part of the final decision on the underlying development proposal;

E. After initial guideline priorities are developed, a notice to participants of the web-based community input forum and parties of interest by form of email shall be sent by the department to solicit comments to refine and finalize the guideline priorities. Interested parties have fifteen days to provide comments to the department. Edits resulting from those comments finalize the guideline priorities for the remainder of the approval process; and

F. Any appeal of the design review decision shall be consolidated with and is subject to the same appeal process as the underlying development project.

SECTION 7. Ordinance 17841, Section 5, as amended, and K.C.C 20.20.030 are hereby amended to read as follows:

A.1. Except as otherwise provided in subsection A.2. of this section, before filing a permit application, the applicant shall contact the department to schedule a presubmittal project review to discuss the application requirements with the applicant and provide comments on the development proposal. The department shall credit any fees charged for the presubmittal project review towards the permit application fees provided for in K.C.C. Title 27.

2. A presubmittal project review is not required for over-the-counter permits or for proposals that require a mandatory preapplication conference under subsection B. of this section.

B. Before filing a permit application requiring a Type 2, 3 or 4 decision, or a Type 1 permit required to comply with subarea-specific urban design standards requirements, the applicant shall contact the department to schedule a preapplication conference, which shall be held before filing the application. The purpose of the preapplication conference is to review and discuss the application requirements with the applicant and provide comments on the development proposal. The preapplication conference shall be scheduled by the department, at the request of an applicant, and shall be held within approximately thirty days from the date of the applicant's request. The department shall assign a project manager following the preapplication conference. The director may waive the requirement for a preapplication conference if the director determines the preapplication conference is unnecessary for review of an application. Nothing in this section shall be interpreted to require more than one preapplication conference or to prohibit the applicant from filing an application if the department is unable to schedule a preapplication conference within thirty days following the applicant's request.

C. Information presented at or required resulting from the preapplication conference shall be valid for a period of one year following the preapplication conference. An applicant wishing to submit a permit application more than one year following a preapplication for the same permit application shall be required to schedule another preapplication conference.

D. At or subsequent to a preapplication conference, the department may issue a preliminary determination that a proposed development is not permissible under applicable county policies or regulatory enactments. In that event, the applicant shall have the option to appeal the preliminary determination to the hearing examiner in the manner provided for a Type 2 permit, as an alternative to proceeding with a complete application. Mailed and published notice of the appeal shall be provided for as in K.C.C. 20.20.060.H. and I.

SECTION 8. Ordinance 19146, Section 48, as amended, and K.C.C 21A.12.030 are hereby amended to read as follows:

A. Densities and dimensions - residential and rural zones.

RURAL					RESIDENTIAL								
STANDARD	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 (28)	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 (20)	0.4 du/ac						6 du/ac (22) 8 du/ac (27)	9 du/ac (27)	12 du/ac (27)	18 du/ac (27)	27 du/ac (27)	36 du/ac (27)	72 du/ac (27)
Minimum Density: (2)							85% (12) (18) (23)	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Area (13)	1.875 ac	3.75 ac	7.5 ac	15 ac									
Minimum 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 Setback (3)	30 ft (9)	30 ft (9)	30 ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8) (30)	10 ft (8) (30)	10 ft (8) (30)
Minimum Interior Setback (3) (16)	5 ft (9)	10 ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7) (29)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10) (30)	5 ft (10) (30)	5 ft (10) (30)
Base Height	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft (25)	35 ft (25) ft (14) (25)	35 ft (25) ft (14) (25)	60 ft	60 ft (14) ft (14)	60 ft (14) ft (14)	60 ft (14) ft (14)
Maximum Impervious Surface: Percentage (11) (19) (26)	25% (11) (19) (26)	20% (11) (19) (26)	15% (11) (19) (24) (26)	12.5% (11) (19) (26)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26)	85% (26) (30)	85% (26) (30)	90% (26) (30)

B. Development conditions.

1. This maximum density may be achieved only through the application of residential density incentives in accordance with K.C.C. chapter 21A.34 or transfers of development rights in accordance with K.C.C. chapter 21A.37, or any combination of density incentive or density transfer.

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.a. Height limits may be increased if portions of the structure that exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, but the maximum height may not exceed seventy-five feet.

b. 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 requirements but the maximum height shall not exceed seventy-five feet, except for recreation or multiuse parks, where the maximum height shall not exceed one hundred twenty-five feet, unless a golf ball trajectory study requires a higher fence.

c. Accessory dwelling units and accessory living quarters shall not exceed base heights, except that this requirement shall not apply to accessory dwelling units constructed wholly within an existing dwelling unit.

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

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

b. Nonresidential uses in rural area and residential zones shall comply with K.C.C. 21A.12.120 and 21A.12.220;

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

d. A lot may be increased beyond the total amount permitted in this chapter subject to approval of a

conditional use permit.

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

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

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

9.a. Residences shall have a setback of at least one hundred feet from any property line adjoining A, M or F zones or existing extractive operations. However, residences on lots less than one hundred fifty feet in width adjoining A, M or F zones or existing extractive operations shall have a setback from the rear property line equal to fifty percent of the lot width and a setback from the side property equal to twenty-five percent of the lot width.

b. Except for residences along a property line adjoining A, M or F zones or existing extractive operations, lots between one acre and two and one-half acres in size shall conform to the requirements of the R-1 zone and lots under one acre shall conform to the requirements of the R-4 zone.

10.a. 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, except for structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback of five feet.

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

11. Lots smaller than one-half acre in area shall comply with standards of the nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or larger, the maximum impervious surface area allowed shall be at least ten thousand square feet. On any lot over one acre in area, an additional five percent of

the lot area may be used for buildings related to agricultural or forestry practices. For lots smaller than two acres but larger than one-half acre, an additional ten percent of the lot area may be used for structures that are determined to be medically necessary, if the applicant submits with the permit application a notarized affidavit, conforming with K.C.C. 21A.32.170A.2.

12. For purposes of calculating minimum density, the applicant may request that the minimum density factor be modified based upon the weighted average slope of the net buildable area of the site in accordance with K.C.C. 21A.12.087.

13. The minimum lot area does not apply to lot clustering proposals as provided in K.C.C. chapter 21A.14.

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

- a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a fifteen percent finished grade; and
- b. in R-18, R-24 and R-48 zones using residential density incentives and transfer of density credits in accordance with this title.

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

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

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

- (1) a floodplain;
- (2) a critical aquifer recharge area;
- (3) a regionally or locally significant resource area;

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

(5) a category type S or F aquatic area or category I or II wetland;

(6) a steep slope; or

(7) an urban separator or wildlife habitat network designated by the Comprehensive Plan or a community plan.

b. The development shall be clustered away from critical areas or the axis of designated corridors such as urban separators or the wildlife habitat network to the extent possible and the open space shall be placed in a separate tract that includes at least fifty percent of the site. Open space tracts shall be permanent and shall be dedicated to a homeowner's association or other suitable organization, as determined by the director, and meet the requirements in K.C.C. 21A.14.040. On-site critical area and buffers and designated urban separators shall be placed within the open space tract to the extent possible. Passive recreation, with no development of recreational facilities, and natural-surface pedestrian and equestrian trails are acceptable uses within the open space tract.

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

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

20. This density may only be achieved on RA 2.5 zoned parcels receiving density from rural forest focus areas through a transfer of density credit pursuant to K.C.C. chapter 21A.37.

21. 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 that predates 1959.

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

23. The minimum density requirement does not apply to properties located within the Rural Town of Fall City.

24. The impervious surface standards for the county fairground facility are established in the King County Fairgrounds Site Development Plan, Attachment A to Ordinance 14808 on file at the department of natural resources and parks and the department of local services, permitting division. Modifications to that standard may be allowed provided the square footage does not exceed the approved impervious surface square footage established in the King County Fairgrounds Site Development Plan Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808, by more than ten percent.

25. For cottage housing developments only:

a. The base height is twenty-five feet.

b. Buildings have pitched roofs with a minimum slope of six and twelve may extend up to thirty feet at the ridge of the roof.

26. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control.

27. Only in accordance with K.C.C. 21A.34.040.F.1.g., F.6. or K.C.C. 21A.37.130.A.2.

28. On a site zoned RA with a building listed on the national register of historic places, additional dwelling units in excess of the maximum density may be allowed under K.C.C. 21A.12.042.

29. Height and setback requirements shall not apply to regional transit authority facilities.

30. Setback and maximum impervious surface percentages must meet the requirements of the North Highline Urban Design Standards in accordance with K.C.C. chapter 21A.XX (the new chapter created in section 2 of this ordinance).

SECTION 9. Ordinance 17539, Section 34, as amended, and K.C.C 21A.12.040 are hereby amended to read as follows:

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

	Z O N E S	RESOURCE				COMMERCIAL/INDUSTRIAL				
		AGRICULTURE	F O R E S T	M I N E R A L	NEIGH- BOOR BUSIN	COMM- Y BUS	REGIO BUSIN	O F F I C E	I N D U S T R I A L	
STANDARDS		A-10	A-35	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre (19)		0.1 du/ac	.0286 du/	.0125 du/ac		8 du/a	48 du/	36 du/48 du/	48 du/ac (2)	
Maximum Density: Dwelling Unit/Acre						12 du/16 du/ (15)	72 du/96 du/ (15)	48 du/72 du/ (16) 96 du/ac (17)	72 du/ac (16)	
Minimum Lot Area		10 acres	35 acres	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 (14)	10 ft (14)	10 ft (20)	10 ft (20)	25 ft
Minimum Interior Setback		10 ft (4)	10 ft (4)	100 ft (4)	(12)	10 ft (14)	20 ft (14)	20 ft (20)	20 ft (7) (20)	20 ft (7) 50 ft (8)
Base Height (10)		35 ft	35 ft	35 ft	35 ft	35 ft 4 (6)	35 ft 6 (6)	35 ft 6 (6)	45 ft 65 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% (11)	85% (11)	90% (11)	75% (20)	90%

B. Development conditions.

1. In the RB zone on property located within the Potential Annexation Area of a rural city, this density is not allowed.

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

3. These densities may only be achieved through the application of residential density incentives or transfer of development rights in mixed-use developments and, in the NB zone on property in the urban area designated commercial outside of center, for stand-alone townhouse development. 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 rural area and residential zones.

8. Required on property lines adjoining rural area and 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 rural area and 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. Only as provided for walkable communities under K.C.C. 21A.34.040.F.8. well-served by transit or for mixed-use development through the application of rural area and residential density incentives under K.C.C. 21A.34.040.F.1.g.

16. Only for mixed-use development through the application of residential density incentives under K.C.C. chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37. In the RB zone on property located within the Potential Annexation Area of a rural city, this density is not allowed.

17. Only for mixed-use development through the application of residential density incentives through the application of residential density incentives under K.C.C. chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37. Upper-level setbacks are required for any facade facing a pedestrian street for any portion of the structure greater than forty-five feet in height. The upper level setback shall be at least one foot for every two feet of height above forty-five feet, up to a maximum required setback of fifteen feet. The first four feet of horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters shall be permitted in required setbacks. In the RB zone on property located within the Potential Annexation

Area of a rural city, this density is not allowed.

18. Required on property lines adjoining rural area and residential zones only for a social service agency office reusing a residential structure in existence on January 1, 2010.

19. On a site zoned A with a building designated as a county landmark in accordance with the procedures in K.C.C. 20.62.070, additional dwelling units in excess of the maximum density may be allowed under K.C.C. 21A.12.042.

20. Setback and maximum impervious surface percentages must meet the requirements of the North Highline Urban Design Standards in accordance with K.C.C. chapter 21A.XX (the new chapter created in section 2 of this ordinance).

SECTION 10. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.