

Legislation Text

File #: 1999-0495, Version: 1

Clerk 03/01/2000

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

..body

FINDINGS:

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

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:

Densities and dimensions - residential zones. A. Densities and dimensions - ((R))residential zones.

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	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	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%								

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

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

- regional uses shall be established at the time of permit review;
- nonresidential uses in 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 which 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;

d. 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 shall 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.

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

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 which are determined to be medically necessary, provided the applicant submits with the permit application a notarized affidavit, conforming with the requirements of 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(s) of the site pursuant to K.C.C. 21A.12.087.

13. Reserved.

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

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 which 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. In cases 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 and RA 5 zoned parcels designated as rural receiving areas through the Transfer of Density Credit Pilot Program outlined in K.C.C. chapter 21A.55.

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 which 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.