

11621
ATTACHMENT B

AMENDMENTS PASSED BY THE KING COUNTY COUNCIL

DECEMBER 19, 1994

moved Amendment No. 21A.1. A motion was made by Mr. Derdowski on line 26, after 'Title 21A;' and before 'Notwithstanding' when a conditional use permit applications has **21A.1** submitted for a use that under Title 21A no longer requires a conditional use permit, that conditional use permit shall not be requirement for a vested development proposal." Introduced By: Vance
December 12, 1994

Proposed By: Development Reg. Team

Executive Proposed Ordinance 94-780 -
to Adopt the 1993 Zoning Code

11621

AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-780 TO ADOPT the 1993 ZONING CODE (TITLE 21A) - AS PRESENTED IN LEGISLATIVE FORMAT

Page 3, Lines 28-44, delete existing language and insert the following as shown:

~~C. ((Properties with active permit application(s) submitted prior to October 1, 1994, being reviewed for compliance with Resolution No. 25789 as amended shall continue to have Resolution 25789 remain in full force and effect with regard to the specific piece of property until the expiration of the following types of permits: conditional use permit, planned unit development (PUD), building site plan, right of way use permit, commercial site development permit, unclassified use permit, or public agency utility exception. A variance application submitted prior to the effective date of this ordinance, shall be reviewed against the regulations in effect at the time of complete application. If an approval is granted to vary a standard of Resolution No. 25789 as amended, the approval to vary that standard shall remain in effect for subsequent permits until the expiration of the variance as stated in the decision even after the effective date of this ordinance. All other standards shall be consistent with the code in effect at the time of the subsequent permit applications.)) Complete applications for conditional use permits, planned unit developments, binding site plans, right-of-way use permits, commercial site development permits, variances, unclassified use permits, or public agency and utility exceptions which are filed prior to October 1, 1994 and which are pending at the time Title 21A takes effect shall continue to be processed under those applicable zoning regulations governing review prior to implementation of Title 21A; except when a conditional use permit applications has been submitted for a use that under Title 21A no longer requires a conditional use permit, that conditional use permit shall not be requirement for the vested development proposal. Notwithstanding any contrary provisions in this title, where approved, these permits shall continue to establish allowable uses on the property until permit expiration. A variance to Title 21A standards which has been approved and has not expired shall be deemed to also vary like standards set forth in Title 21A relating to the same subject matter and development proposal. Planned unit development applications pending on October 1, 1994 shall be deemed to have vested at the time a complete application was filed.~~

directed the clerk to correct the spelling on line 26, after and before 'has' delete "applications" and insert "application"; and
Rationale

The Prosecuting Attorney's Office recommends the amendment as a technical change.

28, after 'be' and before 'requirement' insert "a". Voting on Mr. Derdowski's motion to amend, the motion FAILED 1 to 12, Mr. Derdowski voting 1. A motion was made by Mr. Derdowski on lines 33-34, after '1.' to delete "Planned unit development applications pending on 1, 1994 shall be deemed to have vested at the time complete application ed." Mr. Derdowski withdrew the amendment. Voting on Mr. Vance's the motion passed 12 to 1, Mr. Derdowski voting "no", as corrected.

moved Amendment No. 21A.2. The motion passed 11 to 0, Mr. Laing
ims excused.

21A.2

December 12, 1994

Introduced By: Vance

11621

Proposed By: Development Reg. Team

Executive Proposed Ordinance 94-780 -
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**AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-780 TO ADOPT
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FORMAT**

Page 14, Lines 3-17, insert additional language shown in bold:

Map designation - Property-specific development **or P-suffix** standards.
The purpose of the property-specific development standards designation (-P
suffix to zone's map symbol) is to indicate that conditions beyond the minimum
requirements of this title have been applied to development on the property,
including but not limited to increased development standards, limits on permitted
uses or special conditions of approval. **Property-specific development
standards are adopted in either a reclassification or area zoning ordinance
and are shown in the SITUS file for an individual property maintained by
the department. Regardless of the form in which a property-specific
development standard is adopted, the P-suffix shall be shown on the official
zoning map maintained by the department, which map shall be updated as soon
as possible after the effective date of the adopting ordinance adopting a P-suffix
standard.**

Rationale:

The Prosecuting Attorney's Office recommends the amendment as a technical
change.

moved Amendment No. 21A.3. The motion passed
Mr. Laing and Mr. Sims excused.

(21A.3)
11621

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg. Team

Executive Proposed Ordinance 94-780 -
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**AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-780 TO ADOPT
the 1993 ZONING CODE (TITLE 21A) - AS PRESENTED IN LEGISLATIVE
FORMAT**

Page 17, Lines 34-46, insert additional language shown in bold:

A. Class 1 wetlands, only including wetlands assigned the
Unique/Outstanding #1 rating in the 1983 King County Wetlands Inventory or
which meet any of the following criteria:

1. are wetlands which have present species listed by the federal or state
government as endangered or threatened or outstanding actual habitat for those
species;

2. are wetlands which have 40% to 60% permanent open water in
dispersed patches with two or more classes of vegetation;

3. are wetlands equal to or greater than ten acres in size and have three
or more ((~~wetland~~)) classes of vegetation, one of which is submerged
vegetation in permanent open water; or

4. are wetlands which have present plant associations of infrequent
occurrence;

Rationale

The amendment clarifies that three or more vegetation classes are
needed under this definition of Class 1 wetlands. Open water contains
submerged vegetation and must be one of these three classes present.

moved. Amendment No. 21A. 4. The motion passed
Mr. Laing and Mr. Sims excused.

(21A.4)
11621

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg. Team

**Executive Proposed Ordinance 94-780 -
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**AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-780 TO ADOPT
the 1993 ZONING CODE (TITLE 21A) - AS PRESENTED IN LEGISLATIVE
FORMAT**

Page 18, Line 6, after 'more' insert "~~((wetland))~~" and after 'classes' and before ';' insert "of vegetation".

Rationale:

The amendment clarifies language consistent with class 1 and class 3 wetlands definitions.

moved Amendment No. 21A. 5. The motion passed
Mr. Laing and Mr. Sims excused.

(21A.5)
11621

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg. Team

**Executive Proposed Ordinance 94-780 -
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the 1993 ZONING CODE (TITLE 21A) - AS PRESENTED IN LEGISLATIVE
FORMAT**

Page 18, Line 25, after 'less' and before 'than' insert "than one acre but larger"
and on line 26, after 'or' and before 'classes' delete "more" and insert "fewer" as
shown below:

Rationale:

The amendment clarifies that in the Urban Growth Area, wetland less than one
acre but greater than 2,500 square feet are classified as a class 3 wetland if they
have two of fewer vegetation classes.

moved Amendment No. 21A.6. The motion passed 11 to 0, Mr. Laing
was excused.

1162 **21A.6**

December 12, 1994

Introduced By: Louise Miller

1 AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-780 AS PRESENTED
2 IN LEGISLATIVE FORMAT, DATED 12/7/94
3

4 Page 20, lines 32-34, strike existing language and insert

5 "b. Use is limited to residents of a specified residential development or to neighborhood-
6 based supervised after school non-profit instructional or athletic programs for children."

7 Rationale: Consistent with Comprehensive Plan policies U-510, U512.c, F-101 and F-
8 103.

moved Amendment No. 21A.8. The motion passed 11 to 0, Mr. Laing
ims excused.

11621

21A.8

December 12, 1994

Introduced By: Louise Miller

1
2
3
4
5
AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-780 AS PRESENTED
IN LEGISLATIVE FORMAT, DATED 12/7/94

Page 23 Line 29 After 'church,' and before 'or' insert "public park, sport club"

Rationale: Consistent with King County Comprehensive Plan Policies

moved Amendment No. 21A.9. The motion passed
Mr. Laing and Mr. Sims excused.

11621
21A.9

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg. Team

Executive Proposed Ordinance 94-780 -
to Adopt the 1993 Zoning Code

**AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-780 TO ADOPT
the 1993 ZONING CODE (TITLE 21A) - AS PRESENTED IN LEGISLATIVE
FORMAT**

Page 29, Lines 7-10: Delete and replace as follows:

30. For I-zoned sites located outside the Urban Growth Area designated
by the King County Comprehensive Plan, uses shall be subject to the provisions
for rural industrial uses as set forth in K.C.C. 21A. 12.

Rationale:

The intent of the rural industrial policies was that they be applied to all
industrial zoned development in rural areas, not just to those identified in
a special district overlay. These changes are required to allow broader
application of the standards as intended by the policy.

moved Amendment No. 21A.10. The motion passed
Mr. Laing and Mr. Sims excused.

11621
21A.10

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg. Team

**Executive Proposed Ordinance 94-780 -
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**AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-780 TO ADOPT
the 1993 ZONING CODE (TITLE 21A) - AS PRESENTED IN LEGISLATIVE
FORMAT**

Page 31, Lines 21-26: Delete and replace as follows:

11. For I-zoned sites located outside the Urban Growth Area designated
by the King County Comprehensive Plan, uses shown as a conditional use in the
table in Section 21A.08.080(A) shall be prohibited, and all other uses shall be
subject to the provisions for rural industrial uses as set forth in K.C.C. 21A. 12.

Rationale:

The intent of the rural industrial policies was that they be applied to all
industrial zoned development in rural areas, not just to those identified in
a special district overlay. These changes are required to allow broader
application of the standards as intended by the policy.

moved Amendment No. 21A.7. The motion passed
Ms. Miller excused.

(21A.7)
11621

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg. Team

**Executive Proposed Ordinance 94-780 -
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FORMAT**

Page 20, Line 41, after '7.' and before 'Structures,' delete "Permitted only in
the RA-5 and RA-2.5 zones."; on line 43, after '.' and before '8.' insert "Within
the RA zone, such facilities shall be permitted only in the RA-5 and RA-2.5
zones."

Rationale:

Policy R-209 concludes with the following statement " the Zoning Code should not permit primary non-residential uses such as golf courses and churches on land in the Rural Area designated for residential density of one home per 10 acres or lower". The change clarifies the intent of this policy to still allow these facilities in the RA-5 and 2.5 zones. The amended lead-in is to clarify that the first sentence is applicable only to the RA zone..

moved Amendment No. 21A. 12. The motion passed 11 to 0, Mr. Mr. Sims excused.

21A11621

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg. Team

Executive Proposed Ordinance 94-780 -
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**AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-780 TO ADOPT
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FORMAT**

Page 41, lines 10-12, insert additional language shown in bold

4. **a. In the F zone.** ((S))scaling stations may be located 35 feet from property lines. Residences shall have a setback of at least 30 feet from all property lines.

b. For lots between one acre and 2.5 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 10 feet along any property line abutting R-1 through R-8, RA and UR zones.

Page 41, after line 27, insert additional language shown in bold:

11. Applicable only to lots containing less than one acre of lot area.
Development on lots containing less than 15,000 square feet of lot area shall be governed by the lot coverage and impervious surface standards of the nearest comparable R-4 through R-8 zone.

(Densities and Dimensions Table): Amend the table per attachment (adds footnote (4) to setback cells for Agriculture zone).

Rationale:

Inadvertently omitted from Executive Proposal; parallel to language proposed in 21A 12.030 for setbacks in Rural (RA), this revision to the Forest (F) and Agriculture (A) zones adjusts setback requirements for substandard lots (e.g. an existing 15,000 square-foot lot in a Rural or Resource area). Will eliminate the need for setback variances for most legal nonconforming lots.

21A-12

11621

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

ZONES	RESOURCE						COMMERCIAL/INDUSTRIAL				
	AGRICULTURE			FOREST	MINERAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL (13)	
	A-10	A-35	A-50	F	M	NB	CB	RB	O	I	
	0.1 du/ac	.0286 du/ac	.0167 du/ac	.0125 du/ac		8 du/ac (2)	18 du/ac (2)	36 du/ac (2)	36 du/ac (2)		
Density: /Acre						12 du/ac (3)	24 du/ac (3)	48 du/ac (3)	48 du/ac (3)		
Area	10 acres	35 acres	50 acres	80 acres	10 acres						
Lot	4 to 1	4 to 1	4 to 1								
Street	30 ft (4)	30 ft (4)	30 ft (4)	100 ft (4)	(12)	10 ft (6)	10 ft (6)	10 ft (6)	10 ft	25 ft	
Interior	10 ft (4)	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) 60 ft (8)	
Height (10)	35 ft	35 ft	35 ft			35 ft 45 ft (6)	35 ft 60 ft (6)	35 ft 65 ft (6)	45 ft 60 ft (6)	45 ft	
Building Coverage	5% 15%(11)	5% 15%(11)	5% 15%(11)	5% 15%(11)							
Lot/Lot Fee						1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1	
Minimum Surface Coverage	15% 35%(11)	10% 35%(11)	10% 35%(11)	10% 35%(11)		85%	85%	90%	75%	90%	

ATTACHMENT

moved Amendment No. 21A. 13. The motion passed
Mr. Laing and Mr. Sims excused.

(21A.13)

December 12, 1994

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FORMAT

Page 48, Line 5, after 'network' and before 'shall' insert "width" as shown below:

A. The wildlife habitat corridor shall be sited on the property in order to meet the following conditions:

1. Forms one contiguous tract that enters and exits the property at the points the designated wildlife habitat network crosses the property boundary;
2. Maintains a width, wherever possible, of 300 feet. The network width shall not be less than a minimum of 150 feet at any point;
3. Be contiguous with and may include sensitive area tracts and their buffers, and

Rationale

The amendment clarifies the requirement.

moved Amendment No. 21A.14. The motion passed
Mr. Laing and Mr. Sims excused.

(21A.14)

December 12, 1994

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Proposed By: Development Reg. team

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FORMAT

Page 58, Line 11, after 'vehicles; and before '(5.' insert "and" as shown below:

C. Pedestrian access and walkways shall meet the following minimum design standards:

1. Access and walkways shall be well lit and physically separated from driveways and parking spaces by landscaping, berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic;

2. Access and walkways shall be a minimum of 60 inches of unobstructed width and meet the surfacing standards of the King County Road Standards for walkways or sidewalks;

3. Access shall be usable by mobility impaired persons and shall be designed and constructed to be easily located by the sight impaired pedestrian by either grade change, texture or other equivalent means;

4. A crosswalk shall be required when a walkway crosses a driveway or a paved area accessible to vehicles; and

~~((5. Wherever walkways are provided, raised crosswalks or speed bumps shall be located at all points where a walkway crosses the lane of vehicle travel; and))~~

D Blocks in excess of ((900)) 660 feet shall be provided with a crosswalk at the approximate midpoint of the block.

Rationale

The amendment is a technical correction.

