

GMNR COMMITTEE AMENDMENTS AS OF 08-01-08

AMENDMENT TO STRIKING AMENDMENT TO PROPOSED ORDINANCE 2008-0128		
Amendment No.	Sponsor	Revision
1	Lambert	Allows, with the purchase of a TDR, an accessory dwelling unit on a RA-5 zoned lot to also be detached if the lot is 2.5 acres or greater. <u>NOTE: RELATED TO AMENDMENT R1 TO 2008-0124</u>
2	Lambert	Amends code provision to address inconsistency in the current KCC land use code where one of the conditions for rural clustered development (requiring 50 feet of Type II landscaping on the street front) conflicts with KCC 21A.16.040.B, which specifies that Type II landscaping is to be used to separate different types of development (i.e. Residential vs. Industrial).
3	Gossett	Adds highlighted text to KCC 19A.08.170: Violations and enforcement. Any person or entity who violates any provision of this title or who sells or transfers a lot, tract or parcel that was not created consistent with the provisions of this title or RCW chapter 58.17 or that has not been recognized by the department as a legal lot under the provisions of this chapter shall, in addition to any remedies and sanctions provided for under state law, be subject to the enforcement provisions of K.C.C. Title 23.
4	Gossett	Corrects a reference (i.e. "Streambank" versus "Stream")
		Y
		Title Change

29 July 2008

rb

Sponsor: Kathy Lambert

Proposed No.: 2008-0128

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0128, VERSION 1**

3 Delete all language from page 36, line 653, through page 37, line 692, and insert

4 7.a. Accessory dwelling units:

5 (1) Only one accessory dwelling per primary single detached dwelling unit;

6 (2) Only in the same building as the primary dwelling unit on:

7 (a) an urban lot that is less than ~~((ten))~~ five thousand square feet in area(~~(;~~
8 ~~en))~~)

9 (b) a rural lot that is less than the minimum lot size, except as otherwise
10 provided in subsection B.7.a.(5) of this section; or ~~((en))~~)

11 (c) a lot containing more than one primary dwelling;

12 (3) The primary dwelling unit or the accessory dwelling unit shall be owner
13 occupied;

14 (4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section,
15 ~~((Θ))~~one of the dwelling units shall not exceed a floor area of one thousand square feet
16 except when one of the dwelling units is wholly contained within a basement or attic(~~(;~~
17 and));

18 (b) When the primary and accessory dwelling units are located in the same
19 building, only one entrance may be located on each street side of the building;

20 (5) On a site zoned RA, if one transferable development right is purchased
21 under K.C.C. chapter 21A.27:

22 (a) The smaller of the dwelling units is permitted a maximum floor area up
23 to one thousand five hundred square feet; and

24 (b) A detached accessory dwelling units is allowed on an RA-5 zoned lot
25 that is two and one-half acres or greater;

26 (6) One additional off-street parking space shall be provided;

27 ~~((6))~~ (7) The accessory dwelling unit shall be converted to another
28 permitted use or shall be removed if one of the dwelling units ceases to be owner
29 occupied; and

30 ~~((7))~~ (8) An applicant seeking to build an accessory dwelling unit shall file a
31 notice approved by the department of executive services, records~~((elections))~~ and
32 licensing services division, ~~((which))~~ that identifies the dwelling unit as accessory. The
33 notice shall run with the land. The applicant shall submit proof that the notice was filed
34 before the department shall approve any permit for the construction of the accessory
35 dwelling unit. The required contents and form of the notice shall be set forth in
36 administrative rules. If an accessory dwelling unit in a detached building in the rural
37 zone is subsequently converted to a primary unit on a separate lot, neither the original lot
38 or the new lot may have an additional detached accessory dwelling unit constructed
39 unless the lot is at least twice the minimum lot area required in the zone; and

40 ~~((8))~~ (9) Accessory dwelling units and accessory living quarters are not
41 allowed in the F zone.

42 b. One single or twin engine, noncommercial aircraft shall be permitted only
43 on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody
44 or landing field, ~~((provided))~~ but only if there ((is)) are:

45 (1) no aircraft sales, service, repair, charter or rental; and

46 (2) no storage of aviation fuel except that contained in the tank or tanks of the
47 aircraft.

48 c. Buildings for residential accessory uses in the RA and A zone shall not
49 exceed five thousand square feet of gross floor area, except for buildings related to
50 agriculture or forestry."

51 **EFFECT: With the purchase of a TDR, also allows property zoned RA-5 an**
52 **accessory dwelling unit to be detached if the lot is 2.5 acres or greater.**

29 July 2008

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Sponsor: Kathy Lambert

Proposed No.: 2008-0128

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0128, VERSION 1**

3 On page 108, line 1957, after “roads” insert “when adjoining differing types of
4 development such as commercial and industrial uses, between differing types of
5 residential development and to screen industrial uses from the street”

6 **EFFECT: Corrects an inconsistency in the current KCC land use code where one of**
7 **the conditions for rural clustered development (requiring 50 feet of Type II**
8 **landscaping on the street front) conflicts with KCC 21A.16.040.B, which specifies**
9 **that Type II landscaping is to be used to separate different types of development (i.e.**
10 **Residential vs. Industrial).**

29 July 2008

rb

Sponsor: Larry Gossett LT

Proposed No.: 2008-0128

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0128, VERSION 1**

3 On page 28, delete lines 529 through 534 and insert

4 "SECTION 9. Ordinance 13694, Section 52, and KCC 19A.08.170 are each hereby
5 amended to read as follows:

6 Any person or entity who violates (~~any provision of~~) this title or who sells or
7 transfers a lot, tract or parcel that was not created consistent with this title or RCW chapter
8 58.17 or that has not been recognized by the department as a legal lot under this chapter
9 shall, in addition to any remedies and sanctions provided for under state law, be subject to
10 the enforcement provisions of K.C.C. Title 23."

11 **EFFECT: Clarification of intent to allow civil enforcement of the sale of lots that**
12 **are not legally created or recognized. Deletes superfluous language ("any provision**
13 **of").**

29 July 2008

rb

Sponsor: Larry Gossett Tech

Proposed No.: 2008-0128

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0128, VERSION 1**

3 On page 151, line 2718, after "Integrated" delete "Stream"

4 and insert "~~(Stream)~~ Streambank"

5

6 On page 269, after line 4935 delete "**Attachments** A. King County Critical Aquifer

7 Recharge Areas map, dated June 9, 2008"

8 and insert

9 "**Attachment** A. King County Critical Aquifer Recharge Areas map, dated June 9,

10 2008"

11 **EFFECT: First technical change corrects reference. Second technical change shows**
12 **that referenced attachment was added to the ordinance and map actually added.**