

Date Created:	2/18/22
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Attachments:	Attachment A: North Highline Urban Design Strategies

1 ..Title

2 AN ORDINANCE relating to development regulations in
3 North Highline; adding a new chapter to K.C.C. title 21A.

4 ..Body

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 **SECTION 1. Findings: *(to be filled in after the comment period)***

7 **A. Ordinance 19210, as amended, Section 87, Proviso 1**

8 **B. <Community Incentive Program placeholder>**

9 **C. Future development**

10 **D. XXXX**

11 NEW SECTION. SECTION 2. Sections 3 through 7 of this ordinance should
12 constitute a new chapter in K.C.C. title 21A.

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

15 The purpose of this chapter is to establish urban design standards in North
16 Highline for new or substantially improved commercial, multifamily residential and
17 mixed-use developments.

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

20 The definitions in K.C.C. chapter 21A.06 and the following definitions apply to
21 this chapter. Where definitions in this section differ from the definitions in K.C.C.

22 chapter 21A.06, the following definitions shall control:

23 A. Design review meeting: a formal meeting between project review staff and
24 representative(s) that covers the elements of the project pertaining to this code section.

25 B. North Highline: the North Highline Community Service Area subarea
26 planning geography.

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

29 In addition to the development regulations in this title, the urban design standards
30 in Attachment A to this ordinance, referred to in this chapter as the "North Highline
31 Urban Design Standards", shall apply to new and substantially improved commercial,
32 multifamily residential developments over six units, and mixed-use developments within
33 North Highline. Where a conflict exists between the regulations in this chapter and
34 regulations elsewhere in this title, the regulations in this chapter shall apply.

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

37 A. Except as prohibited in subsection C. of this section, the director may waive or
38 modify application of the standards of this chapter to a development proposal if the
39 director:

40 1. has determined that waiver or modification would result in a development
41 that better meets the intent of this chapter; or

42 2. for new development by and substantial improvements to existing
43 commercial businesses, the business:

44 a. has been located in North Highline for a period of at least five years, as

45 determined by the date the business license was approved, and is not a franchise
46 whose headquarters are not located in North Highline;

47 b. is owned by a person who has lived in North Highline for at least five years;

48 c. is a non-profit organization that provides community and human services to
49 residents of North Highline; or

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

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

57 C. Waivers or modifications shall not be allowed for the following provisions of
58 this chapter:

- 59 1. Procedures;
- 60 2. Measurements; and
- 61 3. Residential density limits.

62 NEW SECTION. SECTION 7. There is hereby added to the chapter established
63 in Section 2 of this ordinance a new section to read as follows:

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

66 A. Before conducting a preapplication meeting and filing an application with the
67 department, the applicant shall hold a community meeting in accordance with

68 K.C.C. 20.20.035.

69 1. Applicants shall incorporate public feedback related to design standards into
70 their project proposal, where appropriate, prior to submittal of a permit
71 application consistent with the application requirements in the North Highline
72 Urban Design Standards.

73 2. As part of the permit application, applicants shall provide a memorandum of
74 how their proposal incorporated public feedback, in addition to findings from the
75 analysis described in subsection C of this section. For public feedback that was
76 not incorporated into the project, the memorandum shall state why the input was
77 not addressed.

78 B.1. At the meeting the applicant shall present information relative to the
79 proposed project, context and site analysis, a concept design, and a cultural
80 analysis, as described in section C of this subsection, for solicitation of feedback.

81 2. Applicants shall provide a list of meeting attendees and those receiving mailed
82 notice and a record of the published meeting notice at the time of application
83 submittal.

84 C. For a preapplication review the applicant will submit a packet that includes a
85 concept-level site analysis and design in the context of feedback received to date
86 from the public meeting described in subsection B of this section, including:

87 1. A context and site analysis, including but not limited to the location and
88 dimensions of existing adjacent public rights-of-way, including streets,
89 sidewalks, and parking areas; landscape features, drainage elements; and an
90 analysis of the physical context and current uses within 500 feet of the site,

91 including building footprints, existing businesses, artwork on private and
92 public lands, and any public facilities.

93 2. A conceptual site plan(s), including but not limited to sizing and locations of
94 proposed buildings; proposed building uses; architectural intent and
95 conceptual building design including elevations and materials; proposed
96 opportunities for cultural expression; proposed pedestrian amenities and
97 bicycle facilities; proposed barrier-free access; proposed parking quantity,
98 location and access point(s); for multi-family residential proposals, quantity,
99 location and quality of on-site recreation areas(s); proposed landscape
100 concept; proposed approach to stormwater; proposed approach to managing
101 waste and recycling; phasing (if proposed); a narrative explaining how the
102 proposal addresses the expressed community vision and meets this section.

103 3. A cultural analysis demonstrating an understanding of neighborhood
104 demographics through a synopsis of recent data; in addition to an inventory
105 historic structures, existing local businesses, art, landmarks and culturally
106 significant elements, including a map of such features within a 500-foot
107 radius.

108 D. During design review the department shall identify the guidelines of highest
109 priority, referred to in this chapter as the "guideline priorities." which are project-
110 specific requirements resulting from the feedback and analysis conducted in
111 compliance with this code section, as determined by the department. In
112 identifying the guideline priorities, the department shall consider any community
113 input regarding design resulting from the community meeting or as expressed in

114 written comments received, in addition to findings from the context and site
115 analysis, and cultural analysis. The guideline priorities must be roughly
116 proportional to the impact of the proposed development on the existing built
117 environment.

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

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

123 E. After initial guideline priorities are developed a notice to attendees of the
124 community meeting and parties of interest by form of email shall be sent by the
125 department to solicit comments to refine and finalize the guideline priorities.
126 Interested parties will have fifteen days to provide comments to the department.
127 Edits resulting from these comments will finalize the guideline priorities for the
128 remainder of the approval process.

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

131 NEW SECTION. SECTION 8. Sections 9 through 13 of this ordinance should
132 constitute a new chapter in K.C.C. title 21A.

133 SECTION 9. There is hereby added to the chapter established in Section 8 of this
134 ordinance a new section to read as follows:

135 The purpose of this chapter is to establish a community amenity incentive
136 program that encourages the preservation and enhancement of existing, and creation of

137 new, locally-owned businesses in North Highline.

138 SECTION 10. There is hereby added to the chapter established in Section 8 of
139 this ordinance a new section to read as follows:

140 The definitions in K.C.C. chapter 21A.06 and the following definitions apply to
141 this chapter. Where definitions in this section differ from the definitions in K.C.C.
142 chapter 21A.06, the following definitions shall control:

143 A. Base density: the amount of development allowed per acre on a parcel under
144 the applicable zoning as established for base densities in K.C.C. chapter 21A.12.

145 B. North Highline: the North Highline Community Service Area subarea
146 planning geography.

147 SECTION 11. There is hereby added to the chapter established in Section 8 of
148 this ordinance a new section to read as follows:

149 For new or substantially improved commercial developments in North Highline
150 that propose commercial densities above the maximum floor/lot ratio allowed in the zone
151 as established in K.C.C. 21A.12.040, as allowed in this section or elsewhere in this title
152 or both:

153 A. The maximum commercial density may be increased to one hundred and fifty
154 percent of the base maximum floor/lot ratio square foot density if the
155 development provides a fee in lieu that pays into a Local Business Support Fund
156 that assists current businesses in North Highline or the creation of new businesses
157 by residents of North Highline.

158 B. The Local Business Support Fund is limited to the benefit of the following:

159 1. A business that has been located in North Highline for a period of at least five

160 years, as determined by the date the business license was approved, and is not a
161 franchise whose headquarters are not located in North Highline;

162 2. A business that is owned by a person who has lived in North Highline for at
163 least five years; or

164 3. A non-profit organization that provides community and human services to
165 residents of North Highline.

166 C. This density bonus for a fee in lieu applies to all commercially zoned areas
167 within North Highline except the areas along 16th Ave SW between SW Roxbury
168 St and SW 100th ST.

169 SECTION 12. There is hereby added to the chapter established in Section 8 of
170 this ordinance a new section to read as follows:

171 Fees shall be determined by a rate study done at the time of the request by the
172 department of local services by a professionally certified commercial appraiser paid for
173 by the developer on the basis of the projected market value of the additional floor area
174 from the density bonus after development. The fee shall be eighty percent the value of
175 the calculated density bonus.

176 SECTION 13. There is hereby added to the chapter established in Section 8 of
177 this ordinance a new section to read as follows:

178 Fees received from a developer for the Local Business Support fund must be
179 allocated within a year of receipt to a qualifying recipient within North Highline,
180 managed by the department of local services through guidance from the department of
181 community and human services.

182 SECTION 14. Ordinance 17841, Section 5, as amended, and K.C.C 20.20.030

183 are hereby amended to read as follows:

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

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

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

206 conference or to prohibit the applicant from filing an application if the department
 207 is unable to schedule a preapplication conference within thirty days following the
 208 applicant's request.

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

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

221 SECTION 15. Ordinance 19146, Section 48, as amended, and K.C.C 21A.12.030
 222 are hereby amended to read as follows:

223 A. Densities and dimensions - residential and rural zones.

RURAL					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:	0.2	0.2	0.1	0.05	0.2	1	4	6	8	12	18	24	48	
Dwelling Unit/Acre	du/ac	du/ac	du/ac	du/ac	du/ac (21)	du/ ac	du/ ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	

(15) (28)							(6)						
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/ac (20)						6 du/ ac (22) 8 du/ ac (27)	9 du/ac 12 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 Lot Area (13)	1.875 ac	3.75 ac	7.5 ac	15 ac									
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) (29)	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) (29)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height	40 ft	40 ft	40 ft	40 ft	35 ft	35	35	35 ft	35 ft	60 ft	60 ft	60 ft	60 ft

(4)						ft (29)	ft (25)	45 ft (14) (25)	45 ft (14) (25)		80 ft (14)	80 ft (14)	80 ft (14)
Maximum	25%	20%	15%	12.5%	30%	30%	55%	70%	75%	85%	85%	85%	90%
Impervious	(11)	(11)	(11)	(11)	(11)	(11)	(26)	(26)	(26)	(26)	(26)	(26)	(26)
Surface:	(19)	(19)	(19)	(19)	(26)	(26)					<u>(30)</u>	<u>(30)</u>	<u>(30)</u>
Percentage (5)	(26)	(26)	(24) (26)	(26)									

224

B. Development conditions.

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1. This maximum density may be achieved only through the application of

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residential density incentives in accordance with K.C.C. chapter 21A.34 or transfers of

227

development rights in accordance with K.C.C. chapter 21A.37, or any combination of

228

density incentive or density transfer.

229

2. Also see K.C.C. 21A.12.060.

230

3. These standards may be modified under the provisions for zero-lot-line and

231

townhouse developments.

232

4.a. Height limits may be increased if portions of the structure that exceed the

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base height limit provide one additional foot of street and interior setback for each foot

234

above the base height limit, but the maximum height may not exceed seventy-five

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feet. b. Netting or fencing and support structures for the netting or fencing

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used to contain golf balls in the operation of golf courses or golf driving ranges are

237

exempt from the additional interior setback requirements but the maximum height shall

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not exceed seventy-five feet, except for recreation or multiuse parks, where the maximum

239

height shall not exceed one hundred twenty-five feet, unless a golf ball trajectory study

240

requires a higher fence.

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

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

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

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

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

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

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

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

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

261 9.a. Residences shall have a setback of at least one hundred feet from any
262 property line adjoining A, M or F zones or existing extractive operations. However,
263 residences on lots less than one hundred fifty feet in width adjoining A, M or F zones or

264 existing extractive operations shall have a setback from the rear property line equal to
265 fifty percent of the lot width and a setback from the side property equal to twenty-five
266 percent of the lot width.

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

271 10.a. For developments consisting of three or more single-detached dwellings
272 located on a single parcel, the setback shall be ten feet along any property line abutting
273 R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in
274 K.C.C. 21A.14.190, which shall have a setback of five feet.

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

280 11. Lots smaller than one-half acre in area shall comply with standards of the
281 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or
282 larger, the maximum impervious surface area allowed shall be at least ten thousand
283 square feet. On any lot over one acre in area, an additional five percent of the lot area
284 may be used for buildings related to agricultural or forestry practices. For lots smaller
285 than two acres but larger than one-half acre, an additional ten percent of the lot area may
286 be used for structures that are determined to be medically necessary, if the applicant

287 submits with the permit application a notarized affidavit, conforming with K.C.C.
288 21A.32.170A.2.

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

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

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

295 a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a
296 fifteen percent finished grade; and

297 b. in R-18, R-24 and R-48 zones using residential density incentives and
298 transfer of density credits in accordance with this title.

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

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

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

307 (1) a floodplain;

308 (2) a critical aquifer recharge area;

309 (3) a regionally or locally significant resource area;

310 (4) existing or planned public parks or trails, or connections to such facilities;
311 (5) a category type S or F aquatic area or category I or II wetland;
312 (6) a steep slope; or
313 (7) an urban separator or wildlife habitat network designated by the
314 Comprehensive Plan or a community plan.

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

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

325 19. All subdivisions and short subdivisions in R-1 and RA zones within the North
326 Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North Fork
327 and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and
328 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East
329 Sammamish Community Planning Area that drains to Patterson Creek shall have a
330 maximum impervious surface area of eight percent of the gross acreage of the
331 plat. Distribution of the allowable impervious area among the platted lots shall be
332 recorded on the face of the plat. Impervious surface of roads need not be counted

333 towards the allowable impervious area. Where both lot- and plat-specific impervious
334 limits apply, the more restrictive shall be required.

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

338 21. Base density may be exceeded, if the property is located in a designated rural
339 city urban growth area and each proposed lot contains an occupied legal residence that
340 predates 1959.

341 22. The maximum density is four dwelling units per acre for properties zoned R-
342 4 when located in the Rural Town of Fall City.

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

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

353 25. For cottage housing developments only:

354 a. The base height is twenty-five feet.

355 b. Buildings have pitched roofs with a minimum slope of six and twelve may

356 extend up to thirty feet at the ridge of the roof.

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

361 27. Only in accordance with K.C.C. 21A.34.040.F.1.g., F.6. or K.C.C.
362 21A.37.130.A.2.

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

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

368 30. Setback and maximum impervious surface percentages must meet the
369 requirements of the North Highline Urban Design Standards in accordance with K.C.C.
370 chapter 21A.XX.

371
372 SECTION 16. Ordinance 17539, Section 34, as amended, and K.C.C 21A.12.040
373 are hereby amended to read as follows: A. Densities and dimensions - resource and
374 commercial/industrial zones.

	Z O N	RESOURCE			COMMERCIAL/INDUSTRIAL				
		AGRICULT URE	F O R E	M I N E	NEIGHB OR- HOOD BUSINES	COMMUN ITY BUSINESS	REGION AL BUSINE SS	O F I	I N D U

	E S		S T	R A L	S			C E	S T R I A L
STANDAR DS	A-10	A-35	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre (19)	0.1 du/a c	.0286 du/ac	.01 25 du/a c		8 du/ac (2)	48 du/ac (2)	36 du/ac (2) 48 du/ac (1)	48 du/ ac (2)	
Maximum Density: Dwelling Unit/Acre					12 du/ac (3) 16 du/ac (15)	72 du/ac (16) 96 du/ac (17)	48 du/ac (3) 72 du/ac (16) 96 du/ac (17)	72 du/ ac (16) 96 du/ ac (17)	
Minimum Lot Area	10 acres	35 acres	80 acre s	10 acr es					
Maximum Lot Depth/	4 to 1	4 to 1							

Width Ratio									
Minimum Street Setback	30 ft (4)	30 ft (4)	50 ft (4)	(12)	10 ft (5) (20)	10 ft (5) (20)	10 ft (5) (20)	10 ft (20)	25 ft
Minimum Interior Setback	10 ft (4)	10 ft (4)	100 ft (4)	(12)	10 ft (18) 20 ft (14) (20)	20 ft (7) (20)	20 ft (7) (20)	20 ft (7) (20)	20 ft (7) 50 ft (8)
Base Height (10)	35 ft	35 ft	35 ft	35 ft	35 ft 45 ft (6)	35 ft 60 ft (6) 65 ft (17)	35 ft 65 ft (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% (20)	85% (20)	90% (20)	75% (20)	90%

375

B. Development conditions.

376

1. In the RB zone on property located within the Potential Annexation Area of a

377 rural city, this density is not allowed.

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

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

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

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

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

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

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

398 7. Required on property lines adjoining rural area and residential zones.

399 8. Required on property lines adjoining rural area and residential zones for

400 industrial uses established by conditional use permits.

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

403 10. Height limits may be increased if portions of the structure building that
404 exceed the base height limit provide one additional foot of street and interior setback for
405 each foot above the base height limit, provided the maximum height may exceed seventy-
406 five feet only in mixed use developments. Netting or fencing and support structures for
407 the netting or fencing used to contain golf balls in the operation of golf courses or golf
408 driving ranges are exempt from the additional interior setback requirement provided that
409 the maximum height shall not exceed seventy-five feet.

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

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

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

416 14. Required on property lines adjoining rural area and residential zones unless a
417 stand-alone townhouse development on property designated commercial outside of center
418 in the urban area is proposed to be located adjacent to property upon which an existing
419 townhouse development is located.

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

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

427 17. Only for mixed-use development through the application of residential density
428 incentives through the application of residential density incentives under K.C.C. chapter
429 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37. Upper-level
430 setbacks are required for any facade facing a pedestrian street for any portion of the
431 structure greater than forty-five feet in height. The upper level setback shall be at least
432 one foot for every two feet of height above forty-five feet, up to a maximum required
433 setback of fifteen feet. The first four feet of horizontal projection of decks, balconies
434 with open railings, eaves, cornices, and gutters shall be permitted in required setbacks. In
435 the RB zone on property located within the Potential Annexation Area of a rural city, this
436 density is not allowed.

437 18. Required on property lines adjoining rural area and residential zones only for
438 a social service agency office reusing a residential structure in existence on January 1,
439 2010.

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

443 20. Setback and maximum impervious surface percentages must meet the
444 requirements of the North Highline Urban Design Standards in accordance with K.C.C.
445 chapter 21A.XX.

446

447 SECTION 17. Severability. If any provision of this ordinance or its application
448 to any person or circumstance is held invalid, the remainder of the ordinance or the
449 application of the provision to other persons or circumstances is not affected.

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