



King County
Building & Land Development Division
Parks, Planning and Resources Department
3600 - 136th Place Southeast
Bellevue, Washington 98006-1400

TO: Greg Kipp
Lisa Pringle
Gary Kohler
Terry Brunner
Kyle Evans

George McCallum
Harold Vandergriff
Lisa Lee
Ken Dinsmore

FM: Jerry Balcom *JB 12/21/92*

RE: Minutes of the June 26, 1992 Code Interpretation Meeting

Present: George McCallum, Harold Vandergriff, Heidi Koch, Ken Dinsmore, Gordon Thomson, Henryk Hiller

1. Is the storage of inoperable motor vehicles on a residential lot for personal use regulated by the code?

There is no code section dealing specifically with the storage of "inoperable" vehicles on a residential lot for personal use. However, depending upon the condition of the vehicles or the way in which they are stored, that storage is or may be prohibited in certain situations, including the following:

- (A) If the vehicles meet the criteria for "junk vehicles" in K.C.C. 23.10.020, their storage may be abated and their removal required under Chapter 23.10.
- (B) If the vehicles are considered "wrecked" automobiles, their storage would be permitted only in zones in which "automobile wrecking yards" are permitted (K.C.C. 21.04.100, 21.04.105, 21.36.030(I)).
- (C) Vehicles may not be parked or stored in any required yard, open space or landscaped area unless specifically authorized in accordance with Section 21.51.050 or Chapter 21.58 (see K.C.C. 21.50.060(B)(5)).
- (D) Even if vehicles are stored in areas that are not required yards, open space or landscaped areas, there are limitations on access to those areas. No internal aisles or roadways are permitted in required yards, open spaces, or landscaped areas unless authorized under Section 21.51.050 or Chapter 21.58, and driveways cannot cross required yards or landscaped areas except to provide access between the off-street parking facilities and the street providing access to the site (see K.C.C. 21.50.060(B)(5)). Any other use of required yards or landscaped areas as a driveway or roadway would not be permitted.



- (E) Private garages as accessory structures in the RS zone (and other zones referring back to this provision) must be designed to accommodate not more than four cars (K.C.C. 21.08.030(C)). As a result, it would not be permissible to store more than four vehicles in any single accessory private garage.

Note that (C), (D), and (E) above would apply to the parking or storage of operable as well as inoperable vehicles.

JB:HH

cc: Ann Dold
Madelyn Troxclair
Gordon Thomson
Henryk Hiller