



King County
Department of Development
and Environmental Services
3600 - 136th Place Southeast
Bellevue, Washington 98006-1400

REGULATORY REVIEW COMMITTEE - MINUTES -

MEETING DATE: May 19, 1995

TO: Greg Kipp
Anna Nelson
Harold Vandergriff
Mike Sinsky
Lisa Pringle
Gary Kohler
Ken Dinsmore
Pam Dhanapal

FM: Jerry Balcom *JB 5/22/95*

Present: Harold Vandergriff, Pam Dhanapal, Philip Vartanian, Susan Storwick,
Gary Kohler, Anna Nelson, Henryk Hiller, Jerry Balcom

1. **The zoning code permits eaves to project up to 18 inches across a lot line in a zero-lot-line development (KCC 21A.12.170(D)(3)). However, the UBC prohibits projections from residences across property lines (1991 UBC Section 504). Does this mean that residential eaves cannot project across lot lines in zero-lot-line developments?**

Yes. KCC 21A.02.040(B) provides that when a zoning code regulation conflicts with other county regulations, the more restrictive requirements apply. In this case, the UBC requirement is the more restrictive, so eaves cannot project across lot lines. It was noted, however, that the zero-lot-line standards were established in part to allow eaves to extend across lot lines. As a result, we will propose exempting zero-lot-line developments from the UBC limitation in the upcoming uniform codes update.

2. **An access easement runs along both sides of a common property line. If the easement serves just two properties, what is the required setback?**

If the easement is considered a "street," a street setback would apply on both sides, measured from the edge of the surface improvement or right of way (KCC 21A.12.110(B)). If the easement is not a "street," an interior setback would apply on both sides, measured from the property line (KCC 21A.12.110(A)). In this case, the access easement serves only two residential properties and is therefore considered a

joint use driveway rather than a street (KCC 21A.06.658). Interior setbacks would apply, measured from the property line.

It was noted that vehicle access points from garages or other parking areas must be set back from the property line along which a joint use driveway is located so that there is at least 26 feet from the access point to the opposite side of the joint use driveway (KCC 21A.12.030(B)(16)).

We will consider amending the definition of "street" to more clearly exclude joint use driveways.

3. Legislative Update.

- A) On May 17, 1995, the GMH&E Committee passed out Proposed Ordinance 95-162, modifying the minimum density calculation. The proposal clarifies the steps in the density calculation and amends the definition of "Net Buildable Area." It is scheduled to go to the full council on May 30, 1995.
- B) Proposed Ordinance 95-158, which would remove "building coverage" as a separate standard, amend the impervious surface percentages and setback standards in certain residential zones, and reduce the base density in the RA 2.5 zone to one unit per five acres, will go before the full council on May 30, 1995.
- C) The first quarterly zoning code amendments package has been transmitted to the County Council. It includes proposed ordinances dealing with landscaping inspections and bonds, mining sites in Forest zones, density calculations, the definition of recycling facility, and the rules governing zoning adjuster appeals.

JB:HH

cc: Bob Derrick
Tom McDonald
Mark Carey
Ikuno Masterson
Philip Vartanian
Susan Storwick
Henryk Hiller