



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

June 8, 1992

TO: Greg Kipp  
Lisa Pringle  
Lisa Lee  
Terry Brunner

George McCallum  
Gary Kohler  
Ken Dinsmore  
Harold Vandergriff

FM: Jerry Balcom *JB*

RE: Minutes of the April 17 1992, Code Interpretation Meeting

Present: Ken Dinsmore, George McCallum, Terry Brunner, Lisa Lee, Harold Vandergriff, Jerry Balcom, Gordon Thomson

**1. Are local purveyor water storage tanks permitted in the F zone (KCC 21.37.030 (H))?**

Unlike water storage facilities which exist at the source (e.g. reservoirs), water storage tanks stand alone and do not depend on proximity to a water source. Their constraint is instead one of topography. Water storage tanks are consequently not considered to be "resource related" and do not fall under the list of uses allowed under KCC 21.37.030(H) which are clearly resource related. Moreover, water storage tanks are not permitted in the F zone with an Unclassified Use Permit under KCC 21.37.060(D) because they do not impound water. A code amendment to allow storage tanks outright, or more reasonably with a Conditional Use Permit, would be required to permit water storage tanks in the F zone.

**2. In the RM-900 zone, is building height above 35 feet determined based on increasing the distance from the required five foot side yard (KCC 21.16.070) or increasing the distance from the required twenty foot setback when adjacent to an R zone (KCC 21.16.020(D) through (H), (O), and (P))?**

K.C.C. 21.04.925 defines "yard" as: "an open space other than a court on a lot, unoccupied and unobstructed from the ground upward..." The required twenty foot setback from an R zone may therefore defined as a side yard. If the required twenty foot setback from an R zone is measured as a side yard per K.C.C. 21.04.930(B), then building height is determined based on increasing the distance from that setback.



**3. Do landscaping requirements apply to zone lines (KCC 21.51.030(A))?**

Landscaping requirements do not apply to zone lines. KCC 21.51.030(A) explicitly establishes "the type and width of landscaping required along side and rear property lines not abutting public streets" (emphasis added).

**4. Must the reserve tract be counted in density calculations in the GR zone when a residential dwelling will not be built on the tract (KCC 21.21.060(B)(1))?**

The reserve tract provisions in the GR zone allow for the construction of a primary dwelling on the reserve tract. If a primary dwelling is not built on the reserve tract, then density and lot size are calculated only for the non-reserve portion of the property. Regardless of whether a residential dwelling is built on the reserve tract, the number of dwelling units per acre remains unchanged per the applicable density suffix (2.5 or 5).

**5. Are "main level service bays" associated with oil change facilities in the BN and BC zones, included in the total floor area used to calculate required parking (KCC 21.50.040(A))?**

KCC 21.04.425 defines "floor area" as: "a total floor area within the walls of all buildings on a lot or building site, except for the spaces therein devoted to vents, shafts and light courts and except for the area devoted exclusively to loading and unloading facilities and to parking motor vehicles" (emphasis added). Service bays are therefore included in the total floor area used to calculate required parking unless those bays are used for parking.

cc: Herb Haines  
Karen Scharer  
Jeff O'Neill  
Gordon Thomson  
Henryk Hiller

JB:GT