



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

TO: Chuck Kleeberg  
Greg Kipp  
Terry Brunner  
Kyle Evans  
Harold Vandergriff  
George McCallum  
Gary Kohler  
Lisa Lee  
Lisa Pringle  
Ken Dinsmore

FM: Jerry Balcom JB 4/30/93

RE: Minutes of the April 16, 1993 Code Interpretation Meeting

Present: Gary Kohler, Terry Brunner, Lisa Lee, George McCallum,  
Ken Dinsmore, Henryk Hiller, Jerry Balcom

1. In calculating permitted density for subdivisions, multifamily projects and PUD's, does the zoning code allow arithmetic rounding (e.g., 12.5 units would be rounded to 13)?

The zoning code does provide for rounding up in some circumstances, such as calculating required parking for multifamily dwellings (see K.C.C. 21.50.040(D)(5)), but there is no code authority to round up when calculating density for subdivisions, PUD's or multifamily projects.

For subdivisions in most zones, the average lot area (plus other designated areas such as open space or streets) cannot be less than the minimum lot area requirement for the zone (see K.C.C. 21.08.080(B); 21.21A.070(B); 21.23.060(D)). If the average lot area is less than the minimum lot area requirement, the proposal does not meet the zone's density standard. There is no authorization in the code to "round up" the average lot area (see K.C.C. 21.48.200; 21.48.260).

Multiple dwelling zones contain specific minimum lot area requirements per dwelling unit (K.C.C. 21.10.040(A); 21.12.040(A); 21.14.040(A); 21.16.040(A); 21.17.030(A)). For multifamily projects, density is calculated by dividing that minimum required lot area per dwelling unit into the site area (with certain designated features excluded from the site area) (see K.C.C. 21.10.040(A); 21.12.040(A); 21.14.040(B); 21.16.040(B); 21.17.030(B)). There is no code authorization to round up the result of that calculation, and to do so would be inconsistent with the minimum lot area per unit requirement for the zone.

Similarly, for PUD's, density cannot exceed the base unit per acre plus any bonus units per acre (K.C.C. 21.56.160; 21.56.170). Bonus units are counted as fractions of a unit.



Rounding up would be inconsistent with the bonus unit system, since it would effectively add bonus units that had not been earned.

The proposed new zoning code does authorize rounding up when calculating residential density (proposed 21A.12.070(C)).

2. **Legislative update.**

- A) Bulk Gas Storage. The GMH&E Committee's April 14, 1993 meeting was cancelled, so the committee's consideration of the proposed ordinance to permit certain bulk gas facilities in residential zones with a CUP will be rescheduled.
- B) Retirement Homes. The proposed ordinance to clarify that lot area and parking standards for retirement homes are based upon the total number of living units at the site (dwelling units plus sleeping units) is to go before the GMH&E Committee shortly.
- C) B-C Retail Uses. The proposed ordinance to remove the exclusion on the indoor retail sales of autos, boats, trailers and heavy equipment in the B-C zone is to go before the GMH&E Committee shortly.
- D) New Zoning Code. The new zoning code is scheduled to be adopted in the next month or so. However, aside from certain special circumstances such as rezones, the new code will not become effective until the conversion ordinance is adopted (probably mid-1994).

JB:HH

cc: Ann Dold  
Gordon Thomson  
Henryk Hiller