

ORDINANCE NO. 110

**AN ORDINANCE OF THE CITY OF SHORELINE,
WASHINGTON AMENDING TITLE 21.A, THE CITY ZONING
CODE, TO ESTABLISH THE MINIMUM LOT SIZE FOR
RESIDENTIAL LOTS CREATED THROUGH THE DIVISION OF
LAND**

WHEREAS, Ordinance No. 11, later codified as Chapter 18.05 of the Shoreline Municipal Code, adopted Title 21A of the King County Code as the City's interim zoning code; and

WHEREAS, subsequent to the adoption of Title 21A, concerns arose in regard to the code provisions which permitted the division of land into residential lots narrower than fifty feet in width, based upon the circle measurement method, and which contained less than five thousand square feet; and

WHEREAS, in response to those concerns, the City Council enacted Ordinance No. 79 establishing a moratorium on the filing, acceptance and approval of applications for subdivisions which would result in the creation of lots narrower than fifty feet in width and less than five thousand square feet in area; and

WHEREAS, the City Council directed staff to bring this matter to the Planning Commission for public hearing, review and recommendation; and

WHEREAS, staff and the Planning Commission have completed their review and provided their recommendations to the City Council and the Council desires to adopt those recommendations;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
SHORELINE DO ORDAIN AS FOLLOWS:**

Section 1. Section 21.A.12.030 A, Table, of the Shoreline Municipal Code is hereby amended, as set forth in Exhibit "A", which is attached hereto. This amendment revises the area and width criteria for the R-4 and R-6 (single family) Urban Residential zones in order to increase the minimum lot width from thirty feet to fifty feet (by the circle measurement method) and to create a minimum lot size requirement of five thousand square feet.

Section 2. Section 21.A.12.050, Figure, of the Shoreline Municipal Code is amended as set forth in Exhibit "B", which is attached hereto. This amendment reflects the increase in minimum lot width from thirty feet to fifty feet for residential property in the R-4 and R-6 zones.

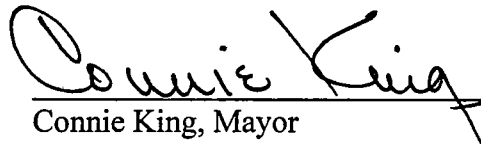
Section 3. Section 21.A.12.100 of the Shoreline Municipal Code is hereby amended as follows:

A. 1. In each of the Residential (R) zones, no construction shall be permitted on an existing legally established lot that is less than 2,500 square feet in area. Townhouse developments and zero-lot-line subdivisions are exempted from this requirement.

A. 2. In the R-4 and R-6 zones, all lots created by division of land or lot line adjustment after the effective date of this ordinance shall be a minimum of 50 feet in width and a minimum of 5,000 square feet in area. No construction shall be permitted, after the effective date of this ordinance, on an R-4 or R-6 lot created by the division of land or by lot line adjustment that contains less than 5,000 square feet or that does not comply with the applicable 50 foot minimum lot width.

Section 4. This ordinance, or a summary thereof, shall be published in the official newspaper of the City and shall become effective five days after publication.


PASSED BY THE CITY COUNCIL ON JANUARY 13, 1997.


Connie King, Mayor

ATTEST:


Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:


Bruce L. Disend
City Attorney

Date of Publication: January 16, 1997

Effective Date: January 21, 1997

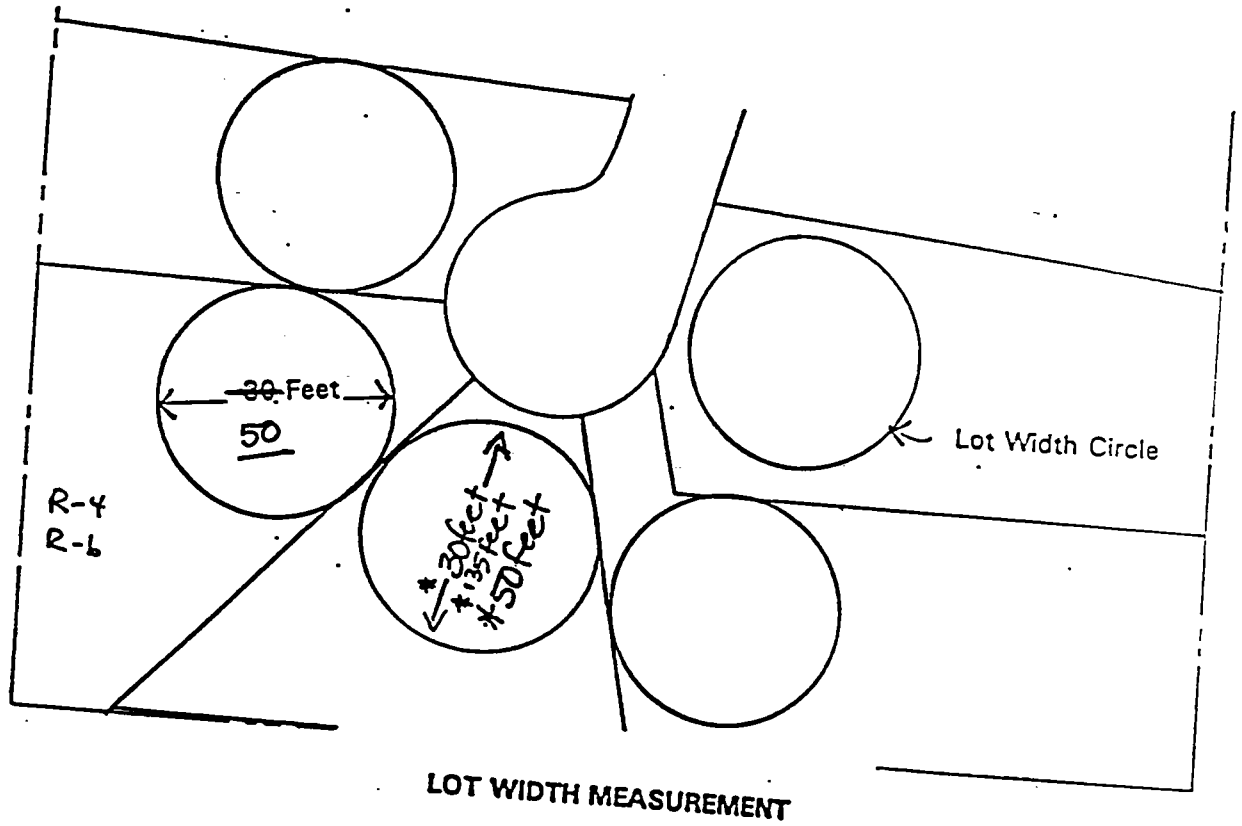
DEVELOPMENT STANDARDS - DENSITY AND DIMENSIONS

21A.12.030

21A.12.030 A. Densities and Dimensions - Residential Zones.

STANDARDS	RESIDENTIAL											
	RURAL			URBAN RESERVE	URBAN RESIDENTIAL							
	RA-2.5	RA-5	RA-10	UR	R-1	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre(15)	0.4 du/ac	0.2 du/ac	0.1 du/ac	0.2 du/ac	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Maximum Density: Dwelling Unit/Acre (1)						6 du/ac	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac
Minimum Density: % of Base Density (2)						85%	85%	85%	80%	75%	70%	65%
Minimum Lot Width: (3)	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft 50 ft	30 ft 50 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Lot Size: (3)						5000 sq ft	5000 sq ft	2500 sq ft	2500 sq ft	2500 sq ft	2500 sq ft	2500 sq ft
Minimum Interior Setback (3)	35 ft (9)	35 ft (9)	35 ft (9)	10 ft (7)	10 ft (7)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)	40 ft	40 ft	40 ft	35 ft	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft	60 ft	60 ft 80 ft (14)
Maximum Building Coverage: Percentage (5)	4% (11) (12)	2% (11) (12)	1% (11) (12)	10% (11) (12)	15% (11) (12)	35%	50%	55%	60%	60%	70%	70%
Maximum Impervious Surface: Percentage (5)	15% (13)	10% (13)	15% (13)	20% (13)	20%	45%	70%	75%	85%	85%	85%	90%

EXHIBIT B



* Minimum lot width is determined by zone size. Please refer to Table 21A.12.030A