



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

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

FM: Jerry Balcom *B* 10/13/92

RE: Minutes of the October 2, 1992 Code Interpretation Meeting

Present: Lisa Lee, Terry Brunner, Ken Dinsmore, Harold Vandergriff, George McCallum, Gordon Thomson, Henryk Hiller

1. What are the standards that apply to a proposed school in the GR zone?

The GR zone permits only those uses that are allowed in the G-5 zone (K.C.C. 21.21.020). Schools are permitted in the G-5 zone without any special setbacks or lot coverage standards (K.C.C. 21.25.020(F)) (compare that with the special standards provided for schools in the RS zone, K.C.C. 21.08.040(G)).

The lot area, lot coverage, setback and height standards of the GR zone would then apply to the proposed school. Under K.C.C. 21.21.030, the minimum lot area in the GR zone is twenty acres (with exceptions for accessory agricultural housing and multiple lot subdivisions). If the school is to be on a site that has less than twenty acres and is not part of a subdivision, the lot is considered substandard. Since a substandard lot can only be used for a single family residence (K.C.C. 21.48.240), the school would be precluded from locating there.

Certain large lot zones have a provision allowing substandard lots to be used for nonresidential purposes as well (e.g., K.C.C. 21.21A.100(C)). A code amendment will be proposed to add a similar provision to the GR zone. In addition, some concern was expressed that the substandard lot provision is overly restrictive, and a code amendment will also be considered to address that concern.

2. K.C.C. 21.48.030 provides that a penthouse or roof structure housing a stairway may be built above the zone's height limit, as long as it is not for the purpose of providing additional floor space. Does this refer only to floor space within the penthouse or roof structure?



Yes. If the penthouse or roof structure is built in order to provide additional floor space within it, it must be included in building height calculations. If it is built just to house a stairway (even if it also contains a door leading from the stairway out onto a rooftop deck), it is excluded from building height calculations.

Note that this issue concerns only building height measurement under the zoning code. A rooftop deck may raise building or fire code issues not addressed here.

JB:HH

cc: Sherman Ewing
Gordon Thomson
Henryk Hiller
Kyle Evans