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

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

FM: Jerry Balcom

RE: Minutes of the January 21, 1994 Regulatory Review Committee Meeting

Present: Jerry Balcom, Terry Brunner, Pam Dhanapal, George McCallum, Betty Salvati, Gordon Thomson

1. **Are setbacks from structures which accomodate a mix of uses calculated differently depending on the different uses, or from the structure as a whole? (K.C.C. 21.18.020 (D) (1), (E) (3), (F) (3), (G) (3), and (H) (2)**

   The regulatory review group reached consensus, agreeing that the setback is calculated from the entire building/structure. Using structures which house horses and livestock in the SE zone as an example, the group found that all references are to structures and buildings, and not to individual uses. For example, K.C.C. 21.18. 020 (E) (3) states: "Any building, pen, or structure used to house, confine or feed such animals shall not be located closer than thirty-five feet to any boundary property line nor closer than forty-five feet to any building containing a dwelling unit or accessory living quarters on the same premises." As a general rule, the group also recognized that it would be impractical to establish a setback(s) based on a mix of uses which might be contained within a structure. To calculate a setback based on a mix of uses within a structure would be tantamount to treating individual rooms within the structure as structures themselves. This is clearly not the intent of the zoning code. As a point of information, it was noted that the on site setbacks from residences were originally established in the zoning code based on Health department concerns. The new zoning code (Title 21A) does not require these setbacks.

JB:GT