

Chapter 21A.14
DEVELOPMENT STANDARDS - DESIGN REQUIREMENTS

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21A.14.010 Purpose. The purpose of this chapter is to improve the quality of development by providing building and site design standards that:

- A. Reduce the visual impact of large residential buildings from adjacent streets and properties;
- B. Enhance the aesthetic character of large residential buildings;
- C. Contain sufficient flexibility of standards to encourage creative and innovative site and building design;
- D. Meet the on-site recreation needs of project residents;
- E. Enhance aesthetics and environmental protection through site design; and
- F. Allow for continued or adaptive reuse of historic resources while preserving their historic and architectural integrity. (Ord. 11621 § 45, 1994: 10870 § 361, 1993).

21A.14.020 General layout standards. For residential developments in the UR and R zones:

- A. The maximum length of blocks shall be 1,320 feet; and
- B. Except for corner lots, lots for single detached dwellings shall not have street frontage along two sides unless one of said streets is a neighborhood collector street or an arterial street. (Ord. 10870 § 362, 1993).

21A.14.025 Cottage housing development. For cottage housing developments in the R4-R8 zones:

- A. The total area of the common open space must be at least two hundred and fifty square feet per unit and at least fifty percent of the units must be clustered around the common space.
- B. The total floor area of each unit, including any enclosed parking, is limited to one thousand two hundred square feet. The footprint of each unit, including any enclosed parking, is limited to nine hundred square feet. A front or wraparound porch of up to one hundred square feet is permitted and is not to be included in the floor area or footprint calculation.
- C. Fences within the cottage housing unit development are limited to three feet in height. Fences along the perimeter of the cottage housing development are limited to six feet.
- D. Individual cottage housing units must be at least ten feet apart. (Ord. 15245 § 8, 2005: Ord. 15032 § 18, 2004).

21A.14.030 Lot segregations - Zero lot line development. In any UR or R zone or in the NB zone on property designated commercial outside of center in the urban area, interior setbacks may be modified during subdivision or short subdivision review as follows:

- A. If a building is proposed to be located within a normally required interior setback:
 - 1. An easement shall be provided on the abutting lot of the subdivision that is wide enough to ensure a 10-foot separation between the walls of structures on adjoining lots, except as provided for common wall construction;
 - 2. The easement area shall be free of permanent structures and other obstructions that would prevent normal repair and maintenance of the structure's exterior;
 - 3. Buildings utilizing reduced setbacks shall not have doors that open directly onto the private yard areas of abutting property. Windows in such buildings shall not be oriented toward such private yard areas unless they consist of materials such as glass block, textured glass, or other opaque materials, and shall not be capable of being opened, except for clerestory-style windows or skylights; and
 - 4. The final plat or short plat shall show the approximate location of buildings proposed to be placed in a standard setback area.
- B. In the UR or R zones, setbacks on existing individual lots may be modified provided that the standards set forth in subsection A.1 of this section are met. (Ord. 12522 § 5, 1996: Ord. 11978 § 6, 1995: Ord. 10870 § 363, 1993).

21A.14.040 Lot segregations - clustered development. Residential lot clustering is allowed in the R, UR and RA zones. If residential lot clustering is proposed, the following requirements shall be met:

- A. In the R zones, any designated open space tract resulting from lot clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Open spaces may be retained under ownership by the subdivider, conveyed to residents of the development or conveyed to a third party. If access to the open space is provided, the access shall be located in a separate tract;

B. In the RA zone:

1. No more than eight lots of less than two and one-half acres shall be allowed in a cluster;
2. No more than eight lots of less than two and one-half acres shall be served by a single cul-de-sac street;
3. Clusters containing two or more lots of less than two and one-half acres, whether in the same or adjacent developments, shall be separated from similar clusters by at least one hundred twenty feet;
4. The overall amount, and the individual degree of clustering shall be limited to a level that can be adequately served by rural facilities and services, including, but not limited to, on-site sewage disposal systems and rural roadways;
5. A fifty-foot Type II landscaping screen, as defined in K.C.C. 21A.16.040, shall be provided along the frontage of all public roads when adjoining differing types of development such as commercial and industrial uses, between differing types of residential development and to screen industrial uses from the street. The planting materials shall consist of species that are native to the Puget Sound region. Preservation of existing healthy vegetation is encouraged and may be used to augment new plantings to meet the requirements of this section;
6. Except as provided in subsection B.7. of this section, open space tracts created by clustering in the RA zone shall be designated as permanent open space. Acceptable uses within open space tracts are passive recreation, with no development of active recreational facilities, natural-surface pedestrian and equestrian foot trails and passive recreational facilities. A resource tract created under K.C.C. 16.82.152.E. may be considered an open space tract for purposes of this subsection B.6;
7. In the RA zone a resource land tract may be created through a cluster development in lieu of an open space tract. A resource tract created under K.C.C. 16.82.152.E. may be considered a resource tract for purposes of this subsection B.7. The resource land tract may be used as a working forest or farm if the following provisions are met:
 - a. Appropriateness of the resource land tract for forestry or agriculture has been determined by the county;
 - b. The subdivider shall prepare a forest management plan, that must be reviewed and approved by the King County department of natural resources and parks, or a farm management plan, if a plan is required under K.C.C. chapter 21A.30, that must be developed by the King Conservation District. The criteria for management of a resource land tract established through a cluster development in the RA zone shall be set forth in a public rule. The criteria must assure that forestry or farming will remain as a sustainable use of the resource land tract and, except as otherwise provided for resource tracts created pursuant to K.C.C. 16.82.152.E or G., that structures supportive of forestry and agriculture may be allowed in the resource land tract. The criteria must also set impervious surface and clearing limitations and identify the type of buildings or structures that will be allowed within the resource land tract;
 - c. The recorded plat or short plat shall designate the resource land tract as a working forest or farm;
 - d. Resource land tracts that are conveyed to residents of the development shall be retained in undivided interest by the residents of the subdivision or short subdivision;
 - e. A homeowners association shall be established to assure implementation of the forest management plan or farm management plan if the resource land tract is retained in undivided interest by the residents of the subdivision or short subdivision;
 - f. The subdivider shall file a notice with the King County department of executive services, records and licensing services division. The required contents and form of the notice shall be set forth in a public rule. The notice shall inform the property owner or owners that the resource land tract is designated as a working forest or farm, that must be managed in accordance with the provisions established in the approved forest management plan or farm management plan;
 - g. The subdivider shall provide to the department proof of the approval of the forest management plan or farm management plan and the filing of the notice required in subsection B.7.f. of this section before recording of the final plat or short plat;
 - h. The notice shall run with the land; and
 - i. Natural-surface pedestrian and equestrian foot trails, passive recreation, and passive recreational facilities, with no development of active recreational facilities, are allowed uses in resource land tracts; and
8. The requirements of subsection B.1., 2., or 3. of this subsection may be modified or waived by the director if the property is encumbered by critical areas containing habitat for, or there is the presence of, species listed as threatened or endangered under the Endangered Species Act when it is necessary to protect the habitat; and

C. In the R-1 zone, open space tracts created by clustering required by K.C.C. 21A.12.030 shall be located and configured to create urban separators and greenbelts as required by the Comprehensive Plan, or subarea plans or open space functional plans, to connect and increase protective buffers for critical areas, to connect and protect wildlife habitat corridors designated by the Comprehensive Plan and to connect existing or planned public parks or trails. The department may require open space tracts created under this subsection to be dedicated to an appropriate managing public agency or qualifying private entity such as a nature conservancy. In the absence of such a requirement, open space tracts shall be retained in undivided interest by the residents of the subdivision or short subdivision. A homeowners association shall be established for maintenance of the open space tract. (Ord. 16267 § 31, 2008; Ord. 15971 § 95, 2007; Ord. 15606 § 17, 2006; Ord. 15051 § 129, 2004; Ord. 15032 § 19, 2004; Ord. 14199 § 234, 2001; Ord. 14259 § 8, 2001; Ord. 14045 § 25, 2001; Ord. 13022 § 19, 1998; Ord. 12822 § 8, 1997; Ord. 11621 § 47, 1994; 10870 § 364, 1993).

21A.14.050 Lot segregations - UR zone reserve tract. Subdivision of UR zoned property of ten or more acres shall be required to be clustered and a reserve tract shall be created for future development in accordance with the following:

A. The reserve tract shall be no less than seventy-five percent of the net developable area of the property to be subdivided.

B. The reserve tract shall be configured to contain lands with topography and natural features that allow future conversion of the reserve tract to residential development at urban densities.

C. The reserve tract may contain a single dwelling unit, only if:

1. The unit was included in the overall density calculations for the original subdivision creating the reserve tract; and

2. The unit was noted on the face of the original subdivision (plat or short plat).

D. The reserve tract shall not be altered or disturbed except as specified on the face of the original subdivision (plat or short plat).

E. The reserve tract may be retained under the ownership of the subdivider, conveyed to residents of the subdivisions, or conveyed to a third party. Regardless of ownership of the reserve tract, all restrictions relative to the reserve tract shall apply.

F. The reserve tract shall not be used to satisfy the recreation space requirement of the original subdivision.

G. The layout of the lots and roadways created in the original subdivision shall facilitate future development of the reserve tract.

H. The reserve tract shall not be eligible for further subdivision until such time that reclassification of the reserve tract occurs in accordance with the community plan area zoning process outlined in K.C.C. 20.08.030.

I. Any proposed subsequent development on the reserve tract shall be governed by the development standards in effect at the time of such development. (Ord. 15032 § 20, 2004; Ord. 15032 § 20, 2004; Ord. 10870 § 365, 1993).

21A.14.060 Townhouse development. In the R-1 through R-8 zones and in the NB zone on property designated commercial outside of center in the urban area, a building that contains a grouping of attached townhouse units shall not exceed a 200-foot maximum length without a separation of at least 10 feet from other groupings or rows of townhouses. (Ord. 12522 § 6, 1996; Ord. 11978 § 7, 1995; Ord. 10870 § 366, 1993).

21A.14.070 Attached dwellings and group residences - Applicability. The standards of K.C.C. 21A.14.080 through 21A.14.090 shall apply to all new apartment developments exceeding four dwelling units, new townhouse development and new group residences except Class I Community Residential Facilities ("CRF-I"). Expansions of existing development that involve four or more dwelling units shall be subject to compliance with K.C.C. 21A.14.080 to 21A.14.090. (Ord. 13086 § 3, 1998; Ord. 10870 § 367, 1993).

21A.14.080 Attached dwellings and group residences - Vehicular access and parking location.

A. On sites abutting an alley constructed to a width of at least 20 feet, apartment and townhouse development and all group residences except Class I Community Residential Facilities ("CRF-I") shall have parking areas placed to the rear of buildings with primary vehicular access via the alley, except when waived by the director due to physical site limitations.

B. When alley access is provided, no additional driveway access from the public street shall be allowed except as necessary to access parking under the structure or for fire protection.

C. When the number of uncovered common parking spaces for attached dwellings and group residences exceed 30 spaces and when there is alley access, no more than 50 percent of these uncovered parking spaces shall be permitted between the street property line and any building, except when authorized by the director due to physical site limitations. (Ord. 11978 § 8, 1995; Ord. 10870 § 368, 1993).

21A.14.090 Attached dwellings and group residences - Building facade modulation.

Apartment and townhouse developments and all group residences shall provide building facade modulation on facades exceeding 60 feet and facing abutting streets or properties zoned R-1 through R-4. The following standards shall apply:

A. The maximum wall length without modulation shall be 30 feet; and

B. The sum of the modulation depth and the modulation width shall be no less than eight feet. Neither the modulation depth nor the modulation width shall be less than two feet.

C. Any other technique approved by the director that achieves the intent of this section. (Ord. 11978 § 9, 1995; Ord. 10870 § 369, 1993).

21A.14.110 Mixed use development - Percentages of residential uses. Residential uses in mixed use developments shall be subject to the following limits:

A. A maximum of fifty percent of the total built floor area when located in NB zones; and

B. A maximum of seventy-five percent of the total built floor area when located in CB, RB and O zones provided that the total percentage may be increased by an additional ten percent with the approval of the director. (Ord. 11978 § 11, 1995; Ord. 10870 § 371, 1993).

21A.14.120 Mixed use development - Residential density. Base residential density for mixed use developments shall be determined using total site area according to K.C.C. 21A.12.040A. (Ord. 10870 § 372, 1993).

21A.14.130 Mixed use development - Building floor area.

A. For mixed use developments that utilize at least 25 percent of building square footage for residential uses in the NB zone and at least 50 percent of building square footage in the CB, RB or O zones, the building floor area ratio shall be as follows:

1. 1.5/1 in NB zones;

2. 3.5/1 in CB zones; and

3. 4.0/1 in RB and O zones;

B. Building floor area ratios of subsection A may be increased when all required parking is contained within a common parking structure, as follows:

1. 2.0/1 in NB zones;

2. 4.5/1 in CB zones; and

3. 5.0/1 in RB and O zones. (Ord. 11978 § 12, 1995; Ord. 10870 § 373, 1993).

21A.14.135 Mixed use development – design features. Mixed-use development permitted by K.C.C. chapter 21A.08 shall incorporate the following design features:

A. Residential and nonresidential uses proposed for mixed-use development shall be only those uses permitted in the zone, as established by K.C.C. chapter 21A.08;

B. If residential and nonresidential uses are proposed for the same structure, nonresidential uses shall occupy the lower levels. The director may waive this requirement under the following circumstances:

1. If the structure is located on a sloping lot that provides access from upper levels or from multiple levels. In such cases, the nonresidential use may be located on the levels that exit onto the primary pedestrian streets; or

2. If views from the upper levels are valuable amenities that would help assure success of the nonresidential uses, such as a restaurant;

C. Mixed-use development shall provide off-street parking behind or to the side of buildings, or enclosed within buildings consistent with K.C.C. 21A.18.030. Relief from this requirement may be granted by the director only if the applicant can demonstrate that there is no practical site design to meet this requirement. The director may allow only the number of parking spaces that cannot be accommodated to the rear or sides of buildings, or enclosed within buildings, to be located to the front of buildings. A twenty percent reduction of required parking is allowed if a mixed-use development meets the criteria of K.C.C. 21A.18.040 for shared parking. (Ord. 14045 § 26, 2001).

21A.14.145 Mixed use development - phasing - required plans, requirements, covenants, recordings -- review and approval. When residential and commercial uses are proposed to be contained in separate structures and the structures containing residential uses are proposed to be built prior to those containing commercial uses, then a commercial site development permit shall be required and as well as the following:

A. The applicant shall submit a site plan showing the entire mixed use development. The plan shall show project features including the location of the residential and commercial structures, parking areas, landscaping planters, sidewalks, and pedestrian linkages. The plan shall be drawn to scale and provide sufficient detail to ensure all zoning and development standards are met for the entire development.

B. Infrastructure plans, including storm drainage facilities, shall be sized to accommodate the needs of the entire mixed use development. The infrastructure shall be installed with the first phase of the development up to or near the commercial building(s) unless the applicant demonstrates to the department's satisfaction that there is potential for significant damage to the infrastructure during the construction of any later phase of construction.

C. For the purpose of informing future property owners of limitations on future development because of the mixed use provisions of this title, the applicant shall record a covenant on the property that states the restrictions upon the remaining portions of the site that they shall only be used for commercial uses. The covenant shall be recorded prior to the issuance of the building permit for the residential structure(s). The covenant shall be subject to review and approval by the department. (Ord. 13851 § 1, 2000).

21A.14.150 Mobile home parks - Standards for existing parks.

A. Mobile home parks established prior to the effective date of this code shall continue to be governed by all standards relating to density, setbacks, landscaping and off-street parking in effect at the time they were approved.

B. Placement of new accessory structures and replacement mobile homes, either standard or nonstandard, in these mobile home parks shall be governed by the dimensional standards in effect when the parks were approved, unless two or more replacement mobile homes are proposed to be installed adjacent to each other under the flexible setback option set forth in K.C.C. 21A.14.170. Where internal setbacks are not specified, the average of the prevailing setbacks on the pads to either side of the proposed new or replacement structure shall apply.

C. No spaces or pads in an existing mobile home park shall be used to accommodate recreational vehicles (RVs), except when the spaces or pads were specifically for RVs at the time the park was established.

D. An existing mobile home park may be enlarged, provided the proposed enlargement meets the standards set forth in K.C.C. 21A.14.160 and K.C.C. 21A.14.170.

E. Both insignia and non-insignia mobile homes may be installed in established parks, provided that all mobile homes supported by piers shall be fully skirted, and that nonstandard mobile homes shall meet the minimum livability and safety requirements set forth in K.C.C. Title 16, Building Code and Construction Standards. (Ord. 10870 § 375, 1993).

21A.14.160 Mobile home parks - Standards for new parks. New mobile home parks shall be developed subject to the following standards:

A. A mobile home park shall be at least three acres in area;

B. Residential densities in a mobile home park shall be as follows:

1. Six dwellings per acre in R-4 zone;

2. The base density of the zone in which the park is located in all R-6 through R-48 zones; and

3. Mobile home parks shall be eligible to achieve the maximum density permitted in the zone by providing the affordable housing benefit for mobile home parks set forth in K.C.C. 21A.34;

C. Both insignia and non-insignia mobile homes may be installed in mobile home parks, provided that non-insignia mobile homes shall meet the minimum livability and safety requirements set forth in K.C.C. Title 16, Building Code;

D. A mobile home park shall be exempt from impervious surface limits set forth in K.C.C. 21A.12;

E. At least one of the off-street parking spaces required for each mobile home shall be located on or adjacent to each mobile home pad;

F. Internal roads and sidewalks shall provide access to each mobile home space and shall be constructed in accordance with the adopted King County road standards for residential minor access streets;

G. There shall be a minimum of ten feet of separation maintained between all mobile homes on the site, unless the flexible setback option set forth in K.C.C. 21A.14.170 is used. Accessory structures shall be located no closer than:

1. Ten feet to mobile homes on adjacent spaces, unless constructed of noncombustible materials, in which case the minimum setback shall be five feet;

2. Five feet to accessory structures of mobile homes on adjacent spaces; and

3. Five feet to the mobile home or other accessory structures on the same space, except a carport or garage may be attached to the mobile home, and the separation may be waived when such structures are constructed of noncombustible materials;

H. All mobile homes and RVs supported by piers shall be fully skirted; and

I. A mobile home park may include a storage area for RVs owned by residents of the park, provided the storage area contains no utility hook-ups and no RV within the storage area shall be used as living quarters. (Ord. 11802 § 6, 1995; Ord. 10870 § 376, 1993).

21A.14.170 Mobile home parks - Alternative design standards. As an alternative to the building separation and internal street standards of K.C.C. 21A.14.160:

A. Building separation requirements or setbacks between mobile homes and accessory structures on adjacent spaces may be modified, provided:

1. The common walls meet the fire protection standards set forth in the Uniform Building Code and the standards set forth in the Uniform Fire Code for duplexes, multifamily and condominium developments, as applicable; and

2. Rental agreement clauses, by-laws or other legal mechanisms stipulate maintenance responsibilities for structures, fences and yards;

B. Private streets may be used with a minimum driving surface of 22 feet in width, provided:

1. The streets comply in all other respects with the road standards;

2. All required parking is located off-street and as specified in K.C.C. 21A.14.160E; and

3. Such streets shall not:

a. directly connect two or more points of vehicular access to the park; or

b. serve over 100 dwelling units within the park. (Ord. 10870 § 377, 1993).

21A.14.180 On-site recreation - space required.

A. Residential developments of more than four units in the UR and R-4 through R-48 zones, stand-alone townhouse developments in the NB zone on property designated commercial outside of center in the urban area of more than four units, and mixed-use developments of more than four units, shall provide recreation space for leisure, play and sport activities as follows:

1. Residential subdivision, townhouses and apartments developed at a density of eight units or less per acre: three hundred ninety square feet per unit;

2. Mobile home park: two hundred sixty square feet per unit;

3. Residential subdivisions developed at a density of greater than eight units per acre: one hundred seventy square feet per unit; and

4. Apartments and townhouses developed at a density of greater than eight units per acre and mixed use:

a. Studio and one bedroom: ninety square feet per unit;

b. Two bedrooms: one hundred seventy square feet per unit; and

c. Three or more bedrooms: one hundred seventy square feet per unit.

B. Recreation space shall be placed in a designated recreation space tract if part of a subdivision. The tract shall be dedicated to a homeowner's association or other workable organization acceptable to the director, to provide continued maintenance of the recreation space tract consistent with K.C.C. 21A.14.200.

C. Any recreation space located outdoors that is not part of a storm water tract developed in accordance with subsection F. of this section shall:

1. Be of a grade and surface suitable for recreation improvements and have a maximum grade of five percent;

2. Be on the site of the proposed development;

3. Be located in an area where the topography, soils, hydrology and other physical characteristics are of such quality as to create a flat, dry, obstacle-free space in a configuration that allows for passive and active recreation;

4. Be centrally located with good visibility of the site from roads and sidewalks;

5. Have no dimensions less than thirty feet, except trail segments;

6. Be located in one designated area, unless the director determines that residents of large subdivisions, townhouses and apartment developments would be better served by multiple areas developed with recreation or play facilities;

7. Have a street roadway or parking area frontage along ten percent or more of the recreation space perimeter, except trail segments, if the required outdoor recreation space exceeds five thousand square feet and is located in a single detached or townhouse subdivision;

8. Be accessible and convenient to all residents within the development; and

9. Be located adjacent to, and be accessible by, trail or walkway to any existing or planned municipal, county or regional park, public open space or trail system, which may be located on adjoining property.

D. Indoor recreation areas may be credited towards the total recreation space requirement, if the director determines that the areas are located, designed and improved in a manner that provides recreational opportunities functionally equivalent to those recreational opportunities available outdoors. For senior citizen assisted housing, indoor recreation areas need not be functionally equivalent but may include social areas, game and craft rooms, and other multipurpose entertainment and education areas.

E. Play equipment or age appropriate facilities shall be provided within dedicated recreation space areas according to the following requirements:

1. For developments of five dwelling units or more, a tot lot or children's play area, that includes age appropriate play equipment and benches, shall be provided consistent with K.C.C. 21A.14.190;

2. For developments of five to twenty-five dwelling units, one of the following recreation facilities shall be provided in addition to the tot lot or children's play area:

a. playground equipment;

b. sport court;

c. sport field;

d. tennis court; or

e. any other recreation facility proposed by the applicant and approved by the director;

3. For developments of twenty-six to fifty dwelling units, at least two or more of the recreation facilities listed in subsection E.2. of this section shall be provided in addition to the tot lot or children's play area; and

4. For developments of more than fifty dwelling units, one or more of the recreation facilities listed in subsection E.2. of this section shall also be provided for every twenty-five dwelling units in addition to the tot lot or children's play area. If calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:

a. Fractions of 0.50 or above shall be rounded up; and

b. Fractions below 0.50 shall be rounded down.

F. In subdivisions, recreation areas that are contained within the on-site stormwater tracts, but are located outside of the one hundred year design water surface, may be credited for up to fifty percent of the required square footage of the on-site recreation space requirement on a foot-per-foot basis, subject to the following criteria:

1. The stormwater tract and any on-site recreation tract shall be contiguously located. At final plat recording, contiguous stormwater and recreation tracts shall be recorded as one tract and dedicated to the homeowner's association or other organization as approved by the director;

2. The drainage facility shall be constructed to meet the following conditions:

a. The side slope of the drainage facility shall not exceed thirty-three percent unless slopes are existing, natural and covered with vegetation;

b. A bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard;

c. The drainage facility shall be landscaped and developed for passive recreation opportunities such as trails, picnic areas and aesthetic viewing; and

d. The drainage facility shall be designed so they do not require fencing under the King County Surface Water Design Manual.

G. When the tract is a joint use tract for a drainage facility and recreation space, King County is responsible for maintenance of the drainage facility only and requires a drainage easement for that purpose.

H. A recreation space plan shall be submitted to the department and reviewed and approved with engineering plans.

1. The recreation space plans shall address all portions of the site that will be used to meet recreation space requirements of this section, including drainage facility. The plans shall show dimensions, finished grade, equipment, landscaping and improvements, as required by the director, to demonstrate that the requirements of the on-site recreation space in K.C.C. 21A.14.180 and play areas in K.C.C. 21A.14.190 have been met.

2. If engineering plans indicate that the on-site drainage facility or stormwater tract must be increased in size from that shown in preliminary approvals, the recreation plans must show how the required minimum recreation space under K.C.C. 21A.14.180.A. will be met. (Ord. 15606 § 18, 2006: Ord. 15051 § 130, 2004: Ord. 14429 § 4, 2002: Ord. 14045 § 31, 2001: Ord. 12522 § 7, 1996: Ord. 11978 § 13, 1995: Ord. 11621 § 48, 1994: Ord. 10870 § 378, 1993).

21A.14.185 Recreation space - fees in lieu of.

A. The creation of on-site recreation space shall be the preferred method of providing new development with opportunities for leisure, play and sports activities. Applicants shall to the best of their ability endeavor to provide recreation space on the project site. However, if on-site recreation space is not provided in accordance with K.C.C. 21A.14.180, the applicant shall pay a fee-in-lieu of actual recreation space if approved by King County. King County acceptance of a fee-in-lieu payment is discretionary. A fee-in-lieu of on-site recreation space may be permitted if the recreation space provided within a county park in the vicinity will be of greater benefit to the prospective residents of the development.

B. Fees shall be determined annually by the department of parks and recreation on the basis of the projected market value of the required recreation space land area after development. Any recreational space provided by the applicant shall be credited toward the required fees.

C. If recreation space credit is applied to stormwater facilities in accordance with K.C.C. 21A.14.180E, the development loses its option to request a fee-in-lieu and the remainder of the required recreation space and play area must be provided on site. (Ord. 14045 § 32, 2001: Ord. 11621 § 49, 1994).

21A.14.190 On-site recreation – play areas required.

A. All single detached subdivisions, apartment, townhouse and mixed-use developments, of more than four units in the UR and R-4 through R-48 zones and stand-alone townhouse developments in the NB zone of more than four units on property designated commercial outside of center in the urban area, excluding age-restricted senior citizen housing, shall provide children play areas within the recreation space on-site, except if facilities are available to the public that meet all of the following:

1. Developed as a county, municipal or regional park;
2. Located within one quarter mile walking distance; and
3. Accessible without crossing any arterial street.

B. Play area designs shall:

1. Provide at least forty five square feet per dwelling unit, with a minimum size of four hundred square feet;
2. Be adjacent to main pedestrian paths or near building entrances;
3. Meet the requirements of K.C.C. 21A.14.180; and
4. Provide play equipment that meets, at a minimum, the Consumer Product Safety Standards for equipment, soft surfacing and spacing. (Ord. 14045 § 33, 2001: Ord. 13022 § 20, 1998: Ord. 10870 § 379, 1993).

21A.14.195 On-site recreation – financial guarantees for construction. Financial guarantees for construction of recreation facilities required under K.C.C. 21A.14.180 and 21A.14.190 shall be provided consistent with K.C.C. Title 27A. (Ord. 14045 § 35, 2001).

21A.14.200 On-site recreation - maintenance of recreation space or dedication.

A. Recreation space that meets the criteria in K.C.C. 21A.14.180.C may, at the discretion of the department of parks and recreation, be dedicated as a park open to the public in lieu of providing the on-site recreation required under K.C.C. 21A.14.180 if the following criteria are met:

1. The dedicated area is at least ten acres in size, unless when adjacent to an existing or planned county park;
2. The dedicated land provides one or more of the following:
 - a. shoreline access;
 - b. regional trail linkages;
 - c. habitat linkages;
 - d. recreation facilities; or
 - e. heritage sites; and
3. The dedicated area is located within one mile of the project site.

B. Unless the recreation space is dedicated to King County in accordance with subsection A of this section, maintenance of any recreation space retained in private ownership shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the parks department. (Ord. 14045 § 34, 2001: Ord. 13022 § 21, 1998: Ord. 10870 § 380, 1993).

21A.14.210 Storage space and collection points for recyclables. Developments shall provide storage space for the collection of recyclables as follows:

A. The storage space shall be provided at the following rates, calculated based on any new dwelling unit in multiple-dwelling developments and any new square feet of building gross floor area in any other developments:

1. One and one-half square feet per dwelling unit in multiple-dwelling developments except where the development is participating in a county-sponsored or approved direct collection program in which individual recycling bins are used for curbside collection;

2. Two square feet per every 1,000 square feet of building gross floor area in office, educational and institutional developments;

3. Three square feet per every 1,000 square feet of building gross floor area in manufacturing and other nonresidential developments; and

4. Five square feet per every 1,000 square feet of building gross floor area in retail developments.

B. The storage space for residential developments shall be apportioned and located in collection points as follows:

1. The required storage area shall be dispersed in collection points throughout the site when a residential development comprises more than one building.

2. There shall be one collection point for every 30 dwelling units.

3. Collection points may be located within residential buildings, in separate buildings/structures without dwelling units, or outdoors.

4. Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.

5. Collection points shall be located in a manner so that the swing of any collection point gate does not obstruct pedestrian or vehicle traffic or access to parking or that the gate swing or any hauling truck does not project into any public right-of-way.

C. The storage space for nonresidential developments shall be apportioned and located in collection points as follows:

1. Storage space may be allocated to a centralized collection point.

2. Outdoor collection points shall not be located in any required setback areas.

3. Collection points shall be located in a manner so that the swing of any collection point gate does not obstruct pedestrian or vehicle traffic or access to parking or that the gate swing or any hauling truck does not project into any public right-of-way.

4. Access to collection points may be limited, except during regular business hours and/or specified collection hours.

D. The collection points shall be designed as follows:

1. Dimensions of the collection points shall be of sufficient width and depth to enclose containers for recyclables.

2. Architectural design of any structure enclosing an outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.

3. Collection points shall be identified by signs not exceeding two square feet.

4. A six-foot wall or fence shall enclose any outdoor collection point, excluding collection points located in industrial developments that are greater than 100 feet from residentially zoned property.

5. Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet.

6. Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.

E. Only recyclable materials generated on-site shall be collected and stored at such collection points. Except for initial sorting of recyclables by users, all other processing of such materials shall be conducted off-site.

F. The director may waive or modify specific storage space and collection point requirements set forth in this section if the director finds, in writing, that an alternate recycling program design proposed by the applicant meets the needs of the development and provides an equivalent or better level of storage and collection for recyclables. (Ord. 12461 § 1, 1996: Ord. 10870 § 381, 1993).

21A.14.220 Fences. Fences are permitted as follows:

A. Fences exceeding a height of six feet shall comply with the applicable street and interior setbacks of the zone in which the property is located, except:

1. Fences located on a rockery, retaining wall, or berm within a required setback area are permitted subject to the following requirements;

a. In R-1 through R-18, UR, RA and the resource zones:

(1) The total height of the fence and the rockery, retaining wall or berm upon which the fence is located shall not exceed a height of ten feet. This height shall be measured from the top of the fence to the ground on the low side of the rockery, retaining wall or berm; and

(2) The total height of the fence itself, measured from the top of the fence to the top of the rockery, retaining wall or berm, shall not exceed six feet.

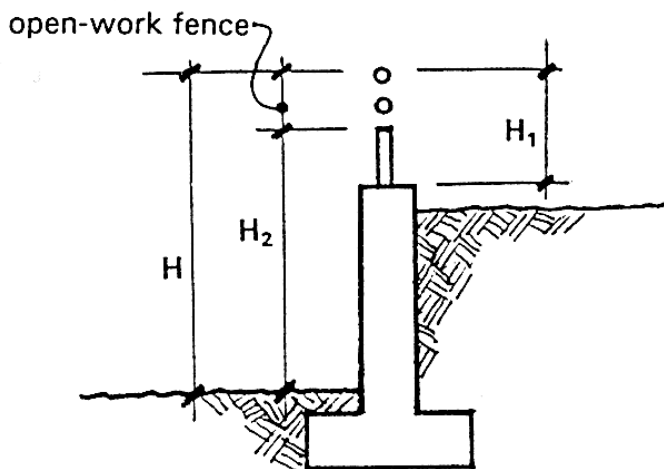
b. In the R-24, R-48 and commercial/industrial zones, the height of the fence, measured from the top of the fence to the top of the rockery, retaining wall or berm, shall not exceed six feet.

c. Any portion of the fence above a height of eight feet, measured to include both the fence and the rockery, retaining wall, or berm (as described in a1. above), shall be an open-work fence.

d. The height limitation of this subsection may be exceeded where walls with fences cross a setback perpendicularly or abut a critical area tract established under K.C.C. chapter 21A.24.

B. Fences located on a rockery, retaining wall or berm outside required setback areas shall not exceed the building height for the zone, measured in accordance with the standards established in the King County Building Code, Title 16.

RETAINING WALL WITH FENCE IN SETBACK



H max. 10' in R1 - R18, UR, RA & Resource Zones

H₁ max. 6' in all Zones

H₂ max. 8' for wall & solid-work fence in all Zones

C. Electric fences shall:

1. Be permitted in all zones, provided that when placed within R-4 through R-48 zones, additional fencing or other barriers shall be constructed to prevent inadvertent contact with the electric fence from abutting property;

2. Comply with the following requirements:
- a. An electric fence using an interrupted flow of current at intervals of about one second on and two seconds off shall be limited to 2,000 volts at 17 milliamp;
 - b. An electric fence using continuous current shall be limited to 1,500 volts at seven milliamp;
 - c. All electric fences in the R-4 through R-48 zones shall be posted with permanent signs a minimum of 36 square inches in area at 50 foot intervals stating that the fence is electrified; and
 - d. Electric fences sold as a complete and assembled unit can be installed by an owner if the controlling elements of the installation are certified by an A.N.S.I. approved testing agency; and
- D. Except as specifically required for the necessary security related to a nonresidential use, no barbed or razor-wire fence shall be located in any R-4 through R-48 zone. (Ord. 16267 § 32, 2008: Ord. 12987 § 5, 1998: Ord. 11621 § 50, 1994: 10870 § 382, 1993).

21A.14.225 Hazardous liquid and gas transmission pipelines.

A. Tracts and easements containing hazardous liquid and gas transmission pipelines and required setbacks from such pipelines may include the following uses, subject to other regulations applicable to each use and approval of the holder of the easement: utility structures not normally occupied necessary for the operation of the pipeline, landscaping, trails, open space, keeping of animals, agriculture, forestry, commercial signage, minor communication facilities and the utility structures not normally occupied necessary for the operation of the minor communication facility, and other compatible uses as specified on the face of the recorded plat or short plat; provided that structures designed for human occupancy shall never be allowed within pipeline tracts, easements or setbacks.

B. Hazardous liquid and gas transmission pipelines shall not be located in aquifer recharge areas, landslide hazard areas or erosion hazard areas. When it is impractical to avoid such areas, special engineering precautions should be taken to protect public health, safety and welfare. (Ord. 14045 § 30, 2001).

21A.14.230 Trail corridors - Applicability. Trail easements shall be provided by any development, except for single detached residential permits, when such developments are located within any community or regional trail corridor identified by an adopted King County Functional Plan or Community Plan identifying community and/or regional trail systems. The residents or tenants of the development shall be provided access to the trail easement. The area of the trail easement shall be counted as part of the site for purposes of density and floor area calculations. (Ord. 10870 § 383, 1993).

21A.14.240 Trail corridors - Design standards. Trail design shall be reviewed by the department of development and environmental services for consistency with adopted standards for:

- A. Width of the trail corridor;
- B. Location of the trail corridor on the site;
- C. Surfacing improvements; and
- D. Use(s) permitted within the corridor. (Ord. 11621 § 51, 1994: Ord. 10870 § 384, 1993).

21A.14.250 Trail corridors - Maintenance of trail corridors/improvements. Maintenance of any trail corridor or improvements, retained in private ownership, shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the parks division. (Ord. 10870 § 385, 1993).

21A.14.280 Rural industry development standards.

A. The purpose of the rural industries section is to establish standards for industrial (I) zoned development in rural areas. Site and building designs, buffering, compatible commercial and industrial uses are required to maintain rural character.

B. The following development standards shall apply to uses locating in the industrial (I) zone within the rural area;

1. All uses occurring outside an enclosed building shall be screened from adjoining rural residential uses;
2. All buildings shall be set back 50-foot from perimeter streets and from residential zoned areas;
3. The total permitted floor area/lot area ratio shall not exceed 100 percent for a development consisting of multiple lots and 125 percent on any individual building lot;
4. The total permitted impervious lot coverage shall not exceed 70 percent for a development consisting of multiple lots and 80 percent on any individual building lot;
5. The landscaping standards set forth in K.C.C. 21A.16 are modified as follows:
 - a. 20-foot wide Type II landscaping shall be provided along exterior streets,
 - b. 20-foot wide Type I landscaping shall be provided along property lines adjacent to rural residential zoned areas; and
 - c. 15-foot wide Type II landscaping shall be provided along lines adjacent to nonresidential zoned areas.
6. Outdoor lighting shall be focused downward and configured to minimize intrusion of light into surrounding rural residential areas;
7. Refuse collection/recycling areas and loading or delivery areas shall be located at least 100 feet from residential areas and screened with a solid view obscuring barrier;
8. Off street parking standards shall be no less than one space for every 1000 square feet of floor area and no greater than one space for every 500 square feet of floor area;
9. Signs are allowed as follows:
 - a. Signs shall not exceed an area of 64 square feet per sign;
 - b. Pole signs shall not be permitted; and
 - c. Signs shall not be internally illuminated;
10. The director shall approve building design, materials and color. Buildings shall be designed and use accent materials (e.g. wood and brick), non-reflective glass, and muted colors to be compatible with rural character; and
11. Building height shall be limited to 40 feet. (Ord. 11621 § 99, 1994).

21A.14.300 Short subdivisions or short subdivision alterations -- adequacy of access -- right of way use permits.

A. Each lot within the short subdivision or short subdivision alteration shall have acceptable access to a street conforming to county road standards or to a lower level of improvement acceptable to the road engineer. Individual lots may be served by access panhandles established either by fee ownership or easement, subject to approval of the division. In order to assure safe and adequate access, the manager:

1. May approve private streets, provided the private street requirements contained in Section 2.05, Private Streets, of the county road standards as adopted in K.C.C. chapter 14.42 are met;
2. May limit direct access to certain streets and require on-site public or private streets in lieu of individual driveways or access panhandles, in accordance with the county road standards;
3. Shall require off-site improvements to public or private streets needed to provide access from the short subdivision to a road acceptable to the road engineer; and
4. Shall assure that the number of lots to be served by the road system complies with the road standards.

B. Short subdivisions involving construction within county right-of-way shall obtain a right-of-way use permit pursuant to K.C.C. chapter 14.28. (Ord. 13694 § 87, 1999).

Definitions, Ordinance 13694: See K.C.C. chapter 19A.04.

21A.14.310 Proposed formal subdivisions, short subdivisions or binding site plans -- railroad buffer strips. Where railroads abut proposed formal subdivisions, short subdivisions or binding site plans, measures to provide a physical separation between the two uses shall be required. These measures may include the use: grade separations, setbacks or barriers such as walls and fences. (Ord. 13694 § 88, 1999).

Definitions, Ordinance 13694: See K.C.C. chapter 19A.04.

21A.14.320 Preliminary subdivision and short subdivision approval -- maintenance of private streets, easements and utilities required. As a condition of preliminary subdivision and short subdivision approval, all private streets, easements, community utilities and properties shall be maintained by the owners of the property served by them and kept in good repair at all times. In order to insure continued good repair, it must be demonstrated to the department prior to plat recording that:

- A. There is a workable organization to guarantee maintenance with a committee or group to administer the organizational functions; and
- B. There is a means for assessing maintenance costs equitably to property owners served by the private streets, easements, community utilities and properties. (Ord. 13694 § 89, 1999).

Definitions, Ordinance 13694: See K.C.C. chapter 19A.04.

21A.14.330 Preliminary subdivision and short subdivision approval -- covenants relating to keeping livestock in the RA zone. In the RA zone, all subdivisions and short subdivisions shall be recorded with a condition prohibiting any covenant that would preclude the keeping of horses or other large livestock. (Ord. 14045 § 43, 2001).

21A.14.350 Rural equestrian community trail preservation -- purpose. The purposes of the rural equestrian community trail protection and improvement requirements set forth in this chapter are to promote the preservation of equestrian communities in King County as a valuable element of rural character and lifestyle. King County intends to accomplish these purposes in a flexible manner that provides incentives to and minimizes costs to private property owners, provides protection from liability for property owners with trails on their property, and does not reduce permitted residential densities in subdivisions and short subdivisions. (Ord. 14045 § 36, 2001).

21A.14.360 Rural equestrian community trails – general applicability.

A. The county may accept the voluntary grant of an easement for a rural equestrian community trails [trail] consistent with K.C.C. 21A.14.350 through 21A.14.390 from any development when such development contains any existing historically established rural equestrian community trail, and when located in the RA, A or F zones. The residents or tenants of the development shall be provided access to any such trail provided hereunder for use consistent with the function of the trail. The area of any such trail provided hereunder shall be counted as part of the site for purposes of density and floor area calculations. The application of this section shall not reduce the allowed density within a residential subdivision or short subdivision. The county may also accept the voluntary grant of an easement for a rural equestrian community trail consistent with K.C.C. 21A.14.350 through 21A.14.390 when there is no development proposed for the property.

B. The rural equestrian community trails provisions apply to any property located in the RA, A or F zones.

4. Development proposals for government/business service uses denoted in the permitted use table in K.C.C. 21A.08.060. (Ord. 16267 § 75, 2008: Ord. 14259 § 9, 2001: Ord. 14045 § 37, 2001).

21A.14.365 Rural equestrian community trails - notification.

A. The department shall notify every applicant for a plat, short plat, boundary line adjustment, clearing and grading permit, conditional use permit, building permit for new construction or additions to existing structures, or zone reclassification in the RA, A or F zones on the opportunity to voluntarily grant an easement for a rural equestrian community trail in accordance with Ordinance 14259.

B. The department shall notify the department of natural resources and parks of every application for a plat, short plat, boundary line adjustment, clearing and grading permit, conditional use permit, building permit for new construction or additions to existing structures, or zone reclassification in the RA, A or F zones. (Ord. 16267 § 76, 2008: Ord. 14259 § 10, 2001).

21A.14.370 Rural equestrian community trails – authority. The county shall accept a voluntary grant of easement for the preservation or relocation of a rural equestrian community trail in the RA, A or F zone whenever:

A. The department makes a determination in writing that:

1. The equestrian community trail is listed or mapped on an inventory of equestrian community trails maintained by the King County parks and recreation department. The department shall field verify the presence of a trail where an inventory indicates the general location of a trail that has not yet been field verified:

2. The equestrian community trail connects to a state, county or other trail open to the public;

3. The equestrian community trail, following a site inspection by the department of natural resources and parks, is reasonably fit for use as a rural equestrian community trail;

4. If the equestrian community trail traverses or impacts an environmentally sensitive area, it can be modified to meet code requirements for trails in sensitive areas; and

5. Permanent protection or relocation of an equestrian community trail can be accomplished without interference with allowed uses and development of the subject property, and the site can be developed without interference with the trail and allows for future owners of the property to access historically existing or public trails in the vicinity of the site.

B. If the trail is proposed to be granted as part of a mitigation package for a development proposal, the department of development and environmental services determines and reports to the department of natural resources that permanent protection or relocation of an equestrian community trail can be accomplished without interference with the proposed use and development of the subject property, and the site can be developed without interference with the trail and in a manner that allows future owners of the property to access historically existing or public trails in the vicinity that are linked to the subject site. The department of development and environmental services shall report its findings in writing. (Ord. 16267 § 77, 2008: Ord. 14259 § 11, 2001: Ord. 14045 § 38, 2001).

21A.14.380 Rural equestrian community trails – location and design standards. The following design standards apply to rural equestrian community trails provided pursuant to this chapter located within the RA, A or F zones.

A. An on-site rural equestrian community trail should be retained at its existing location unless that location impairs the use of the property as intended by the applicant. A rural equestrian trail retained in the existing location shall not require any upgrades or improvements, except for maintenance required by this section. The trail may be relocated to a location within the street right-of-way or to another corridor separate from a street right-of-way, provided that whatever alternative is used preserves the same connections as the original trail to an existing public park or trail in the vicinity of the subject property. The preferred place for a relocated trail is out of the right-of-way or separated from the paved surface and road shoulder by a berm, ditch or other separation. Trails may only be relocated to a street right-of-way when meeting the standards in subsection E of this section. A tax credit pursuant to the Public Benefit Rating System may only be given for trails relocated off the road right-of-way. The trail location shall be preserved by appropriate easements or dedications.

B. Corridors for trails located outside a street right-of-way shall be ten feet wide, or six feet wide if the trail will be located along a property line and additional corridor space can reasonably be expected to be preserved on the abutting property and the corridor is not encumbered by any structures adjacent to the corridor.

C. If permitted by K.C.C. chapter 21A.24, an existing or relocated rural equestrian community trail may be located in a designated sensitive area buffer.

D. Rural equestrian community trails that are not located within street rights-of-way, should be natural, visually and functionally unobtrusive, and as low-impact as possible.

E. Relocated or new rural equestrian community trails within public or private road rights-of-way shall be designed consistent with adopted King County Road Standards (KCRS, Section 3.11), as supplemented by the following standards:

1. The trail shall be located to provide access to a local equestrian travel corridor through the project site and adjacent properties, as determined by the King County department of transportation in cooperation with the local equestrian community.

2. The preferred design is a trail separated from the paved roadway by a berm, ditch, tree cover or other natural obstacle; the center of the trail tread shall be at least eight feet of horizontal distance from the paved roadway edge.

3. When a separated trail cannot be provided, a soft-surfaced ninety-six inch-wide roadway shoulder path shall be installed on all roads other than local access streets, where a forty-eight inches shoulder path shall be sufficient.

4. All trails shall have an all-weather tread of thirty-six to forty-eight inches.

5. The roadway shall include appropriate surface treatment to reduce slippage at roadway/trail crossings.

6. Appropriate signs shall be provided to indicate the location of street crossings for trails, with emphasis on arterials and subcollector street.

F. Relocated or new rural equestrian community trails not located in a right-of-way shall be designed to the King County Road Standards, KCRS, Section 3.11.A.2. (Ord. 16267 § 78, 2008; Ord. 14259 § 12, 2001 Ord. 14045 § 39, 2001).

21A.14.390 Rural equestrian community trails - maintenance and operation.

A. Once a trail easement has been granted to the county as provided by this chapter, it shall remain free from structural obstructions or other permanent or temporary obstacles. A rural equestrian community trails [trail] shall be open to the public for recreational use by equestrians and pedestrians. Equestrian and pedestrian use does not include use by motor vehicles, bicycles, roller skates, skateboards or other mechanized modes of transportation. However, the department of natural resources and parks may authorize use by motor vehicles in limited circumstances, such as for maintenance, emergencies or trail crossings.

B. The trail easement shall set forth the responsibility for trail maintenance. Trails within dedicated street rights-of-way shall be maintained by the department of transportation or its successor agency. Trails within easements granted to King County shall be maintained by the department of natural resources and parks. The county may contract with a local user group or parks district for maintenance of the trail.

C. Trails established under this section are subject to the rules and enforcement measures for use of facilities for King County parks in K.C.C. chapter 7.12.

D. An easement governing the use and operation of a rural equestrian community trail being granted under Ordinance 14259 shall be granted by the property owner to the county. In preparing the easement, the department of natural resources and parks is authorized to negotiate the terms of the easement on matters such as the allowed use of the easement, whether the easement includes indemnification requirements, the maintenance of the easement, the relocation of the easement, and whether the easement is permanent or for a term of years, depending on the value of the property as a rural equestrian community trail. The easement shall be consistent with Ordinance 14259. (Ord. 14259 § 13, 2001: Ord. 14045 § 40, 2001).

21A.14.410 Rural equestrian community trails - annual report. The executive shall report to the council annually by July 31, in the form of an electronic and a paper copy filed with the clerk of the council, who shall distribute electronic copies to all councilmembers, on the implementation of the rural equestrian community trail incentives and regulations adopted by Ordinance 14259 and for the implementation of the active trail linkage provisions of K.C.C. 20.36.100.A.5, starting in 2012.

A. For the rural equestrian community trail incentives and regulations, the report shall include the following:

1. Miles of community trail and acreage accepted in the equestrian-pedestrian-bicycle trail linkage category of the public benefit rating system program;
2. Status of field verification and mapping of community trails;
3. Regulatory issues and proposed amendments;
4. Implementation issues;
5. Response from equestrian user groups, landowners and citizens;
6. Status of agreements with other jurisdictions or private individuals or groups concerning operations and maintenance;
7. A map of verified trails and non-verified trails;
8. Costs associated with trail maintenance and improvements; and
9. Other relevant information pertaining to the incentive and regulatory program.

B. For the active trail linkage provisions of K.C.C. 20.36.100.A.5, the report shall include the following:

1. Numbers of trail linkages accepted into the active trail linkage category of the public benefit rating system program;
2. Estimates of use volumes for active trail linkages;
3. Implementation issues;
4. A description of efforts with a trail advocacy group in identifying potential trail linkages, including numbers of linkages identified;
5. General description of the extent to which the linkages have impacted the utility of the system for recreation, commuting, transportation and public health; and
6. Costs associated with trail maintenance and improvements. (Ord. 16942 § 4, 2010: Ord. 14259 § 14, 2001).

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Chapter 21A.16
DEVELOPMENT STANDARDS - LANDSCAPING AND WATER USE

Sections:

- 21A.16.010 Purpose.
- 21A.16.020 Application.
- 21A.16.030 Land use grouping.
- 21A.16.040 Landscaping - screen types and description.
- 21A.16.050 Landscaping - street frontages.
- 21A.16.060 Landscaping - interior lot lines.
- 21A.16.070 Landscaping - surface parking areas.
- 21A.16.080 Landscaping - adjacent to freeway rights-of-way.
- 21A.16.085 Landscaping - general standards for all landscape areas.
- 21A.16.090 Landscaping - additional standards for required landscape areas.
- 21A.16.100 Landscaping - alternative options.
- 21A.16.115 Landscaping - plan design, design review, and installation.
- 21A.16.180 Maintenance.
- 21A.16.190 Financial guarantees.
- 21A.16.330 Water use - Irrigation efficiency goals and system design standards.
- 21A.16.340 Water use - Irrigation system design, design review and audit at installation.
- 21A.16.350 Water use - Irrigation design plan contents.
- 21A.16.370 Water use - Irrigation system maintenance.

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21A.16.010 Purpose. The purpose of this chapter is to preserve the aesthetic character of communities; to improve the aesthetic quality of the built environment; to promote retention and protection of existing vegetation; to promote water efficiency; to promote native wildlife; to reduce the impacts of development on drainage systems and natural habitats; and to increase privacy for residential zones by:

- A. Providing visual relief from large expanses of parking areas and reduction of perceived building scale;
- B. Providing physical separation between residential and non-residential areas;
- C. Providing visual screens and barriers as a transition between differing land uses;
- D. Retaining existing vegetation and significant trees by incorporating them into the site design;
- E. Providing increased areas of permeable surfaces to allow for:
 - 1. Infiltration of surface water into groundwater resources;
 - 2. Reduction in the quantity of storm water discharge; and
 - 3. Improvement in the quality of storm water discharge;
- F. Encouraging the use of native plant species by their retention or use in the landscape design;
- G. Requiring water use efficiency through water budgeting and efficient irrigation design standards;
- H. Encouraging the use of a diversity of plant species which promote native wildlife habitat. (Ord. 11210 § 1, 1994; Ord. 10870 § 386, 1993).

21A.16.020 Application. Except for communication facilities regulated pursuant to K.C.C. 21A.26, all new development listed in K.C.C. 21A.16.030 shall be subject to the landscaping provisions of this chapter, provided that specific landscaping and tree retention provisions for uses established through a conditional use permit, a special use permit, or an urban planned development application shall be determined during the applicable review process. (Ord. 11210 § 2, 1994; Ord. 10870 § 387, 1993).

21A.16.030 Land use grouping. To facilitate the application of this chapter, the land uses of K.C.C. chapter 21A.08 have been grouped in the following manner:

- A. Residential development refers to those uses listed in K.C.C. 21A.08.030, except those uses listed under Accessory uses, and:
 - 1. Attached/group residences refers to:
 - a. townhouses, except as provided in subsection A.2.a. of this section;
 - b. apartments and detached dwelling units developed on common property at a density of twelve or more units per acre;
 - c. senior citizen assisted housing;
 - d. temporary lodging;
 - e. group residences other than Type I community residential facilities;
 - f. mobile home parks; and
 - 2. Single-family development refers to:
 - a. residential subdivisions and short subdivisions, including attached and detached dwelling units on individually platted or short platted lots;
 - b. any detached dwelling units located on a lot including cottage housing units; and
 - c. Type I community residential facilities;
- B. Commercial development refers to those uses in:
 - 1. K.C.C. 21A.08.040 as amusement/entertainment uses, except golf facilities;
 - 2. K.C.C. 21A.08.050 except recycling centers, health and educational services, daycare I, churches, synagogues and temples, and miscellaneous repair as allowed in the A and RA zones; and
 - 3. K.C.C. 21A.08.070, except forest product sales and agricultural product sales as allowed in the A, F and RA zones and building, hardware and garden materials as allowed in the A zones;
- C. Industrial development refers to those uses listed in:
 - 1. K.C.C. 21A.08.050 as recycling center;
 - 2. K.C.C. 21A.08.060, except government services and farm product warehousing, refrigeration and storage as allowed in the A zones;
 - 3. K.C.C. 21A.08.080, except food and kindred products as allowed in the A and F zones; and
 - 4. K.C.C. 21A.08.090 as mineral extraction and processing;

- D. Institutional development refers to those uses listed in:
1. K.C.C. 21A.08.040 as cultural uses, except arboretums;
 2. K.C.C. 21A.08.050 as churches, synagogues and temples, health services and education services except specialized instruction schools permitted as an accessory use; and
 3. K.C.C. 21A.08.060 as government services;
- E. Utility development refers to those uses listed in K.C.C. 21A.08.060 as utility facilities; and
- F. Uses in K.C.C. chapter 21A.08 that are not listed in subsections A. through E. of this section shall not be subject to landscaping and tree retention requirements except as specified in any applicable review of a conditional use or special use permits. (15032 § 21, 2004: Ord. 14045 § 44, 2001: Ord. 11621 § 54, 1994: 11354 § 1, 1994: Ord. 11210 § 3, 1994: Ord. 10870 § 388, 1993).

21A.16.040 Landscaping - screen types and description. The three types of landscaping screens are described and applied as follows:

- A. Type I landscaping screen:
1. Type I landscaping is a "full screen" that functions as a visual barrier. This landscaping is typically found adjacent to freeways and between residential and non-residential areas.
 2. Type I landscaping shall minimally consist of:
 - a. A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen;
 - b. Between 70 and 90 percent evergreen trees;
 - c. Trees provided at the rate of one per 10 linear feet of landscape strip and spaced no more than 30 feet apart on center;
 - d. Evergreen shrubs provided at the rate of one per linear four feet of landscape strip and spaced no more than 8 feet apart on center; and
 - e. Ground cover pursuant to K.C.C. 21A.16.090;
- B. Type II landscaping screen:
1. Type II landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between commercial and industrial uses; between differing types of residential development; and to screen industrial uses from the street;
 2. Type II landscaping shall minimally consist of:
 - a. A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip spaced to create a filtered screen;
 - b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;
 - c. Trees provided at the rate of one per 20 linear feet of landscape strip and spaced no more than 30 feet apart on center;
 - d. Shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center; and
 - e. Ground cover pursuant to K.C.C. 21A.16.090;
- C. Type III landscaping screen:
1. Type III landscaping is a "see-through screen" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between apartment developments;
 2. Type III landscaping shall minimally consist of:
 - a. A mix of evergreen and deciduous trees generally interspersed throughout the landscape strip and spaced to create a continuous canopy;
 - b. At least 70 percent deciduous trees;
 - c. Trees provided at the rate of one per linear 25 feet of landscape strip and spaced no more than 30 feet apart on center;
 - d. Shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than 8 feet apart on center; and
 - e. Ground cover pursuant to K.C.C. 21A.16.090. (Ord. 11621 § 55, 1994: Ord. 11210 § 4, 1994: Ord. 10870 § 389, 1993).

21A.16.050 Landscaping - street frontages. The average width of perimeter landscaping along street frontages shall be provided as follows:

- A. Twenty feet of Type II landscaping shall be provided for an institutional use, excluding playgrounds and playfields;
- B. Ten feet of Type II landscaping shall be provided for an industrial development;
- C. Ten feet of Type II landscaping shall be provided for an above-ground utility facilities development, excluding distribution and transmission corridors, located outside a public right-of-way;
- D. Ten feet of Type III landscaping shall be provided for a commercial or attached/group residence development; and
- E. For single family subdivisions and short subdivisions in the urban growth area:
 1. Trees shall be planted at the rate of one tree for every forty feet of frontage along all public streets;
 2. The trees shall be:
 - a. Located within the street right-of-way if permitted by the custodial state or local agency;
 - b. No more than twenty feet from the street right-of-way line if located within a lot;
 - c. Maintained by the adjacent landowner unless part of a county maintenance program; and
 - d. A species approved by the county if located within the street right-of way and compatible with overhead utility lines.
 3. The trees may be spaced at irregular intervals to accommodate sight distance requirements for driveways and intersections. (Ord. 16267 § 33, 2008: Ord. 14045 § 45, 2001: Ord. 11621 § 56, 1994: Ord. 11210 § 5, 1994: Ord. 10870 § 390, 1993).

21A.16.060 Landscaping - interior lot lines. The average width of perimeter landscaping along interior lot lines shall be provided as follows:

- A. Twenty feet of Type I landscaping shall be included in a commercial or industrial development along any portion adjacent to a residential development;
- B. Five feet of Type II landscaping shall be included in an attached/group residence development, except that along portions of the development adjacent to property developed with single detached residences or vacant property that is zoned RA, UR or R(1-8), the requirement shall be ten feet of Type II landscaping;
- C. Ten feet of Type II landscaping shall be included in an industrial development along any portion adjacent to a commercial or institutional development; and
- D. Ten feet of Type II landscaping shall be included in an institutional use, excluding [of playgrounds and playfields, or an above-ground utility facility development, excluding]* distribution or transmission corridors, when located outside a public right-of-way. (Ord. 11939 § 1, 1995: Ord. 11210 § 6, 1994: Ord. 10870 § 391, 1993).

***Reviser's Note:** Language not designated by underlining in Ordinance 11939. See K.C.C. 1.24.075.

21A.16.070 Landscaping - surface parking areas. Parking area landscaping shall be provided within surface parking areas with ten or more parking stalls for the purpose of improving air quality, reducing surface water runoff, providing shade and diminishing the visual impacts of large paved areas as follows:

- A. Residential developments with common parking areas shall provide planting areas at the rate of twenty square feet per parking stall;
- B. Commercial, industrial or institutional developments shall provide landscaping at a rate of:
 1. Twenty square feet per parking stall if ten to thirty parking stalls are provided; and
 2. Twenty-five square feet per parking stall if thirty-one or more parking stalls are provided;
- C. Trees shall be provided and distributed throughout the parking area at a rate of:

1. One tree for every three parking stalls for a commercial or industrial development; and
2. One tree for every five parking stalls for residential or institutional development;
- D. The maximum distance between any parking stall and landscaping shall be no more than one hundred feet;
- E. Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang;
- F. Landscaping around the perimeter of a site that is in addition to the perimeter landscaping required by K.C.C. 21A.16.050 may count toward ten percent of the required surface parking area landscaping if it is adjacent to the parking area; and
- G. Parking area landscaping shall consist of:
 1. Canopy-type deciduous trees, evergreen trees, evergreen shrubs and ground covers planted in islands or strips;
 2. Shrubs that do not exceed a maintained height of forty-two inches;
 3. Plantings contained in planting islands or strips having an area of at least one hundred square feet and with a narrow dimension of no less than five feet;
 4. Ground cover in accordance with K.C.C. 21A.16.090; and
 5. At least seventy percent of trees are deciduous. (Ord. 14045 § 46, 2001: Ord. 11210 § 7, 1994: Ord. 10870 § 392, 1993).

21A.16.080 Landscaping - adjacent to freeway rights-of-way.

- A. All residential developments shall provide a minimum average width of 20 feet of Type I landscaping adjacent to freeway rights-of-way.
- B. All other developments shall provide a minimum average width of 20 feet of Type III landscaping adjacent to freeway rights-of-way. (Ord. 11210 § 8, 1994: Ord. 10870 § 393, 1993).

21A.16.085 Landscaping - general standards for all landscape areas. All new landscape areas proposed for a development shall be subject to the following provisions:

- A. Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).
- B. All new turf areas, except all-weather, sand-based athletic fields shall:
 1. Be augmented with a two-inch layer of organic material cultivated a minimum of six inches deep, or
 2. Have an organic content of five percent or more to a depth of six inches as shown in a soil sample analysis. The soil analysis shall include:
 - a. Determination of soil texture, indicating percentage of organic matter,
 - b. An approximated soil infiltration rate (either measured or derived from soil/texture /infiltration rate tables). A range of infiltration rates shall be noted where appropriate, and
 - c. Measure Ph value.
- C. Except as specifically outlined for turf areas in subsection B, the organic content of soils in any landscape area shall be as necessary to provide adequate nutrient and moisture-retention levels for the establishment of plantings.
- D. Landscape areas, except turf or areas of established groundcover, shall be covered with at least two inches of mulch to minimize evaporation.
- E. Plants having similar water use characteristics shall be grouped together in distinct hydrozones.
- F. Plant selection shall consider adaptability to climatic, geologic, and topographical conditions of the site. Preservation of existing vegetation is encouraged. (Ord. 11210 § 9, 1994).

21A.16.090 Landscaping - additional standards for required landscape areas. In addition to the general standards of K.C.C. 21A.16.085, landscape areas required pursuant to K.C.C. 21A.16.050 through .080 shall conform to the following standards:

A. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual, provided that existing healthy vegetation used to augment new plantings shall not be required to meet the standards of this manual;

B. Single-stemmed trees required pursuant to this chapter shall at the time of planting conform to the following standards:

1. In parking area landscaping and in street rights-of-way:

- a. Deciduous trees shall have a minimum caliper of 1.75 inches and a height of 10 feet, and
- b. Coniferous and broadleaf evergreens shall be at least five feet in height;

2. In all other required landscape areas:

- a. Deciduous trees shall have a minimum caliper of 1.5 inches and a height of ten feet, and
- b. Coniferous and broadleaf evergreen trees shall be at least five feet in height.

C. Multiple-stemmed trees shall be permitted as an option to single-stemmed trees provided that such multiple-stemmed trees are:

1. At least six feet in height, and
2. Not allowed within street rights-of-way;

D. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows;

E. Shrubs shall be:

1. At least an AAN container class #2 size at time of planting in Type II, III and parking area landscaping,

2. At least 24 inches in height at the time of planting for Type I landscaping, and

3. Maintained at a height not exceeding 42 inches when located in Type III or parking area landscaping;

F. Ground covers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three years.

G. All fences shall be placed on the inward side of any required perimeter landscaping along the street frontage.

H. Required street landscaping may be placed within King County street rights-of-way subject to the County Road Design Standards, provided adequate space is maintained along the street line to replant the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way;

I. Required street landscaping may be placed within Washington State rights-of-way subject to permission of the Washington State Department of Transportation.

J. New landscape material provided within areas of undisturbed vegetation or within the protected area of significant trees shall give preference to utilizing indigenous plant species. (Ord. 11621 § 57, 1994: 11210 § 10, 1994: Ord. 10870 § 394, 1993).

21A.16.100 Landscaping - alternative options. The following alternative landscape options may be allowed, subject to county approval, only if they accomplish equal or better levels of screening, or when existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities would render application of this chapter ineffective or result in scenic view obstruction:

A. The amount of required landscape area may be reduced to ensure that the total area for required landscaping, and/or the area remaining undisturbed for the purpose of wildlife habitat or corridors does not exceed 15 percent of the net developable area of the site. For the purpose of this subsection, the net developable area of the site shall not include areas deemed unbuildable due to their location within sensitive areas and any associated buffers.

B. The average width of the perimeter landscape strip may be reduced up to 25 percent along any portion where:

1. Berms at least three feet in height or architectural barriers at least six feet in height are incorporated into the landscape design; or

2. The landscape materials are incorporated elsewhere on-site;

C. In pedestrian district overlays, street perimeter landscaping may be waived provided a site plan, consistent with the applicable adopted area zoning document, is approved that provides street trees and other pedestrian-related amenities;

D. Landscaping standards for uses located in a rural town or rural business centers designated by the comprehensive plan may be waived or modified by the director if deemed necessary to maintain the historic character of the area. Where a local or subarea plan with design guidelines has been adopted, the director shall base the landscaping modifications on the policies and guidelines of such plan.

E. When an existing structure precludes installation of the total amount of required site perimeter landscaping, such landscaping material shall be incorporated on another portion of the site.

F. Single-stemmed deciduous tree species that cannot generally be planted and established in larger sizes may have a caliper of less than 1.5 inches; and

G. The number of trees and shrubs to be provided in required perimeter and parking area landscaping may be reduced up to 25 percent when a development uses landscaping materials consisting of species typically associated with the Puget Sound Basin in the following proportions:

1. Seventy-five percent of groundcover and shrubs, and

2. Fifty percent of trees.

H. The department shall, pursuant to K.C.C. 2.98, develop and maintain an advisory listing of trees recommended for new plantings. Such list shall describe their general characteristics and suitability, and provide guidelines for their inclusion within required landscape areas. (Ord. 11621 § 58, 1994: Ord. 11255 § 3, 1994: Ord. 11210 § 11, 1994: Ord. 10870 § 395, 1993).

21A.16.115 Landscaping - plan design, design review, and installation.

A. The landscape plan submitted to the department shall be drawn on the same base map as the development plans and shall identify the following:

1. Total landscape area and separate hydrozones,
2. Landscape materials botanical/common name and applicable size,
3. Property lines,
4. Impervious surfaces,
5. Natural or man-made water features or bodies,
6. Existing or proposed structures, fences, and retaining walls,
7. Natural features or vegetation left in natural state, and
8. Designated recreational open space areas.

B. The proposed landscape plan shall be certified by a Washington State registered landscape architect, Washington State certified nurseryman, or Washington State certified landscaper.

C. An affidavit signed by an individual specified in subsection B, certifying that the landscaping has been installed consistent with the approved landscaping plan, shall be submitted to the department within 30 days of installation completion, unless the installed landscaping has been inspected and accepted by the department.

D. The required landscaping shall be installed no later than three months after issuance of a certificate of occupancy for the project or project phase. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season. A financial guarantee shall be required prior to issuance of the certificate of occupancy, if landscaping is not installed and inspected prior to occupancy. (Ord. 11939 § 2, 1995; Ord. 11210 § 12, 1994).

21A.16.180 Maintenance.

A. All landscaping shall be maintained for the life of the project.

B. All landscape materials shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;

C. With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat; other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and

D. Landscape areas shall be kept free of trash. (Ord. 11255 § 2, 1994; Ord. 10870 § 403, 1993).

21A.16.190 Financial guarantees. Financial guarantees shall be required consistent with the provisions of Title 27A. This time period may be extended to one year by the director, if necessary to cover a planting and growing season. (Ord. 12020 § 52, 1995; Ord. 11210 § 13, 1994; Ord. 10870 § 404, 1993).

21A.16.330 Water use - Irrigation efficiency goals and system design standards. For purposes of this section, irrigation shall include any means of applying water to landscaped areas. All irrigation is at the applicant's option. Manually applied irrigation methods shall comply with subsections A. through C. Irrigation applied through installed irrigation systems shall comply with subsections A. through D.:

- A. The applicant shall provide the following information:
1. Right-of-way use permit if required;
 2. Identity of person or entity responsible for maintenance of the irrigation; and
 3. Location of shut-off valves.
- B. Irrigation water shall be applied with goals of avoiding runoff, low head drainage, overspray, or other similar conditions where water flows onto adjacent property, nonirrigated areas, and impervious surfaces by:
1. Considering soil type and infiltration rates,
 2. Using proper irrigation equipment and schedules, including features such as repeat cycles, to closely match application rates with infiltration rates, and
 3. Considering special problems posed by irrigation on slopes and in median strips.
- C. All irrigation water outlets, except those using alternative water sources, shall be downstream of the meter used to measure irrigation water use.
- D. Irrigation systems shall be subject to the following additional provisions:
1. Systems shall not be located on any:
 - a. turfgrass slopes exceeding a slope of three horizontal feet to one vertical foot (3:1), and
 - b. turfgrass portions of median strips.
 2. Systems in landscape strips less than five feet in width shall be designed to ensure that overspray and/or runoff does not occur by use of system design options such as low volume emitters.
 3. Systems shall be designed to be consistent with the requirements of the hydrozone in which they are located.
 4. Systems shall be designed with the minimum average irrigation efficiency of 0.625.
 5. The use of automatic shutoff or override capabilities using rain shutoffs or moisture sensors is encouraged.
 6. Systems shall utilize a master control valve connected to an automatic controller.
 7. Systems shall make provisions for winterization either by providing:
 - a. manual drains (automatic drain valves are not permitted at all low points), or
 - b. means to blow out lines with pressurized air.
 8. Separate valves shall be used to irrigate plants with differing water needs.
 9. Sprinkler heads with consistent application rates shall be selected for proper area coverage, operating pressure, and adjustment capability. (Ord. 17191 § 38, 2011: Ord. 11210 § 17, 1994).

21A.16.340 Water use - Irrigation system design, design review and audit at installation.

- A. Irrigation plan design shall be certified by an Irrigation Association (IA)-certified designer or a registered landscape architect or professional engineer with irrigation design experience.
- B. The irrigation system must be audited and accepted at installation by an IA-certified irrigation auditor. (Ord. 11210 § 18, 1994).

21A.16.350 Water use - Irrigation design plan contents. Proposed irrigation system design plans shall be drawn on the same base project map as the landscape plan and shall identify:

- A. Location and size of any proposed separate water meters for the landscape;
- B. Location, type, and size of all components of the irrigation system;
- C. Static water pressure at the point of connection to the water supply; and
- D. Flow rate (gallons per minute), application rates (inches per hour), and design operating pressure (PSI) for each station. (Ord. 11210 § 19, 1994).

21A.16.370 Water use - Irrigation system maintenance. Irrigation systems shall be maintained and inspected periodically to assure proper functioning. Replacement of components shall be of originally specified parts or materials, or their equivalents. (Ord. 11210 § 21, 1994).

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