



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

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

FM: Jerry Balcom *JB 9/17/92*

RE: Minutes of the September 11, 1992 Code Interpretation Meeting

Present: Harold Vandergriff, Ken Dinsmore, Steve Bottheim, Lisa Pringle, Gordon Thomson, Henryk Hiller

1. Can structures or other objects be placed or stored in required yards?

K.C.C. 21.48.050 provides that required yards and open space remain "open and unobstructed from the ground to the sky" except as otherwise provided in Title 21. The exception refers to code sections that expressly allow intrusions into those yards, such as K.C.C. 21.48.140 and 21.48.160.

The requirement that these areas remain "open and unobstructed" does not preclude having vegetation grow there. This is clear from the definition of "required open space," which states that it is an "open and unobstructed" area: open space is not intended to be shorn of all vegetation (K.C.C. 21.04.625). See also K.C.C. 21.04.925 (definition of "yard"). The requirement that these areas remain "open and unobstructed" precludes the placement of structures or other objects there.

The draft proposed Title 21 (7/31/92 version) defines "setback" as simply being "free of structures" (21.06.540). "Structures" are defined as "anything constructed in or on the ground, or over the water; excluding paved areas" (21.06.670).

2. Discussion of the questions relating to excavation setbacks was postponed until the next meeting so that Jeff O'Neill and other knowledgeable persons could be there.



3. Interpretations.

It was noted that the following three interpretations were filed with the clerk of the council on September 8, 1992, becoming effective on that date:

- a) Off-Street Parking Requirements for Separate Uses.
- b) Accessory Use Variances.
- c) Excavation and Dredging in Shoreline Environments.

JB:HH

cc: Jeff O'Neill  
Herb Haines  
Randy Sandin  
Joe Miles  
Steve Townsend  
Steve Bottheim  
Gordon Thomson  
Henryk Hiller