



King County

Department of Development
and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: April 13, 2006

TO: Building Services Division Staff Land Use Services Division Staff
 Mike Dykeman, Manager Joe Miles, Manager
 Chris Ricketts Lisa Dinsmore
 Jim Chan Randy Sandin
 Pam Dhanapal Deidre Andrus
 Steve Bottheim

Stephanie Warden, Director
Harry Reinert, Special Projects Manager and RRC Co-Chair
Cass Newell, Prosecuting Attorney's Office

FM: Harry Reinert, Co-Chair

Present: Lisa Dinsmore, Pam Dhanapal, and Harry Reinert

- 1. If a structure meets the requirements in K.C.C. 21A.12.130B, is the driveway still required to be 20 linear feet in length or can it be shortened because the garage is allowed in the street setback?**

Background

A property owner proposes to construct a garage that is set back seven feet from the front property line in the R 6 zone. The required setback is ten feet. K.C.C. 21A.12.130B provides that

When a lot is located between lots having nonconforming street setbacks, the required street setback for such lot may be the average of the two nonconforming setbacks or 60% of the required street setback, whichever results in the greater street setback.

In this case, the proposed seven foot set back is complies with this provision. The question is how long of a driveway is required.

Discussion

K.C.C. 21A.12.030B.8 provides that

At least twenty linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the street property line. The linear distance shall be measured along the center line of the driveway from the access point to such garage, carport or fenced area to the street property line.

This condition applies to the minimum street setback on urban residential lots. One purpose for the required driveway length is to ensure that vehicles backing out of a garage will be able to see oncoming traffic before backing into a street. Allowing a shorter distance will increase the potential for accidents. The minimum setback is ten feet in these zones.

K.C.C. 21A.12.030 provides no exceptions from the requirement from the twenty foot driveway requirement. K.C.C. 21A.12.130B, which allows a smaller setback in some circumstances, also provides no exemption from the twenty foot requirement.

A variance under K.C.C. 21A.44.030 would be the appropriate means for the property owner to seek to have the driveway length reduced.

Conclusion

In urban residential zones, K.C.C. 21A.12.030 requires a twenty foot driveway leading from a garage. K.C.C. 21A.12.130B allows the standard setback to be reduced, but does not alter the required driveway length. A variance may provide a way to reduce the driveway length.