



Planning & Development Services Dept.

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ADMINISTRATIVE ORDER #000050 061102
CODE INTERPRETATION

CODE SECTION: 20.50.020

ISSUE: The site is a single-family parcel with an existing house. The lot has enough square footage (14,400) to split, however, it is not wide enough for two lots to meet minimum lot width. The Code Section 20.50.020(1), exception (2) states that width "standards may be modified to allow zero lot line developments." The Code definition of zero lot line is: "The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line." The question is; can he split the lot, making the lot containing the existing house conforming to the standards, and making a separate "zero lot line" lot with less than 50-foot width, as long as the new construction on that lot has one or more of it's sides resting directly on the new lot line? This would not result in attached units.

DECISION:

The new house could be a zero lot line IF:

1. The zero-setback line is on the side adjacent to the existing house that is part of this short plat. Exterior setbacks (those adjacent to parcels that are not a part of this development) must meet the code requirements.
2. The existing house has setbacks that conform to code requirement.
3. Zero setback conditions should be recorded on the short plat.

Original signed by Tim Stewart 6/11/02

Director's Signature

Date