

DSG Policy Memorandum
Administrative Interpretation
#99-01



DEVELOPMENT SERVICES GROUP
9611 SE 36TH St., Mercer Island, WA 98040
(206) 236-5300

TO: Anne Marie Rennick, Senior Planner and Customer Service Team

DATE: April 13, 1999

RE: Minimum Lot Size for Buildable Lots

CC: David Kahn, City Attorney

Based upon existing City zoning and subdivision code provisions and lot standards in both the Residential Zoning District and for Single Family Uses and the Subdivision Regulations, as well as some confusion over a lack of exact standards for minimum lot size for a practicable and feasible lot for building a new single family home, I am establishing the following policy for future acceptance of building permits on existing lots, whether legally non-conforming or illegally non-conforming.

If a lot was not created under an approved, recognized and recorded subdivision plat for King County, prior to the existence of the City of Mercer Island, and came about because of some private party sale or transfer, dedication of a public right-of way or was created because of being a remnant from such similar action, then such lot must be at least 3000 sq. ft. in size to be a buildable lot. This minimum size is based upon the existing setback requirements for front, rear and side yards, impervious surface requirements, gross floor area standards, requirements for 3 off-street parking requirements, requirements for minimum height, critical areas requirements that exist on most island lots, the ability to provide utilities to a site, minimum public safety requirements for access to a buildable site for emergency personnel, and open space requirements in existing single family neighborhoods. Until the zoning code is revised to specifically address this situation, of minimum lot size for a buildable single-family lot, DSG staff should not accept applications for single-family buildings on lots less than 3000 square feet. Non-conforming lots of 3000 sq. ft. or greater can be used for building of single family dwellings if the appropriate variances are requested and approved to meet minimum zoning code requirements.