

Summary of Proposed Ordinance relating to Code Updates for the 2024 King County Comprehensive Plan

This summary fulfills Washington State Growth Management Act (GMA) and King County Code (K.C.C.) 20.18.100 requirements for a “plain language summary.”

As required by the GMA, King County is developing a once-a-decade update to its Comprehensive Plan, which guides where people live, work, and play in unincorporated King County. The GMA, Comprehensive Plan, K.C.C. requires that King County adopt development regulations to be consistent with and implement the Comprehensive Plan. The changes to development regulations in this ordinance are needed to maintain conformity with the Plan. The following is a summary the proposed code changes.

Per Ordinance 19585, serial commas are being added throughout the K.C.C. as individual code sections are updated. Associated changes are proposed to be made throughout this Proposed Ordinance, as well as changes to align with the Drafting Guide for King County Legislation and as recommended by the King County Code Revisor. As these changes are technical in nature, they are not highlighted in this summary.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 1	n/a	n/a	Findings	
SECTION 2	n/a	n/a	Adopts portions of the ordinance and its attachments as amendments to the: <ul style="list-style-type: none"> - Comprehensive Plan - Shoreline Master Program - Vashon Maury Island Subarea Plan - Land use and zoning controls - Retitles previously adopted Comprehensive Plan appendices 	Establishes the various elements of the proposed 2024 update to the Comprehensive Plan
SECTION 3	2.16.055	Establishes requirements for subarea planning and Community Needs Lists (CNLs), including: <ul style="list-style-type: none"> - reporting on performance of each subarea plan 2 years after adoption of the applicable subarea plan - CNLs must be developed using at least the "County engages in dialogue" and 	For subarea planning and CNLs: <ul style="list-style-type: none"> - Reporting on performance of all adopted subarea plans occurs at the same time, once every two years - CNLs must be developed using at least the "County and community work together" level of engagement 	Updates reporting requirements for subarea plan performance metrics so that reporting on all adopted subarea plans will be due at the same time/consistent basis moving forward (rather than the current staggered timelines based on when each plan is adopted)

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		<p>"County and community work together" levels of engagement as outlined in the office of equity and racial and social justice's Community Engagement Guide</p> <ul style="list-style-type: none"> - CNLs for each subarea must be submitted to the Council both 1) with each biennial budget, and 2) with the applicable subarea plan for that geography <p>Establishes the duties of the Permitting Division of the Department of Local Services, including a requirement to process urban planned development permits</p>	<ul style="list-style-type: none"> - CNLs must be submitted with each biennial budget - Other changes to remove outdated language <p>Removes requirement to process Urban Planned Development permits</p>	<p>CNL engagement is proposed to be updated to reflect the following 2024 scope item: Review the requirements and process for developing community needs lists, including evaluating whether and how community engagement could occur at the "county and community work together" level of engagement as outlined in the Office of Equity and Social Justice (OESJ) Community Engagement Guide. The proposed code and development of CNLs moving forward would align with this higher level of engagement.</p> <p>Proposed changes would remove requirement to submit CNLs with subarea plans in addition to biennial budgets. Submitting with the subarea plan itself along with biennial budgets will cause either 1) two versions of a CNL to be open in front of Council at the same time, or 2) a CNL to be adopted and then updated/readopted a couple of months later. This is both confusing and a great deal of additional process without much, if any, additional gain. Subarea planning engagement will still route related public input to updates of CNLs as appropriate.</p> <p>Amendments related to Urban Planned Developments and Fully</p>

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				<p>Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 4	6.70.010	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 5	6.70.020	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 6	6.70.030	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 7	6.70.040	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist

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		Cannabis Board and located in unincorporated King County		stigmatization of cannabis use and to align with recent changes in state law.
SECTION 8	6.70.060	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 9	6.70.070	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 10	9.04.020	Establishes definitions for the purposes of K.C.C. Chapter 9.04 (stormwater runoff and surface water and erosion control)	Definitions for "development" and "large project drainage review" are updated to remove references to urban plan developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 11	14.01.XXX	n/a	Adds a new section to K.C.C. Chapter 14.01 adopting a definition of "Active transportation" for the purposes of K.C.C. Title 14 (Roads and Bridges)	Amendments are proposed throughout the code to change "nonmotorized" to "active transportation," consistent with current terminology. New

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				definition matches definition in the Comprehensive Plan Glossary.
SECTION 12	14.01.360	Defines "transportation facilities" for the purposes of K.C.C. Title 14 (Roads and Bridges)	Changes "nonmotorized travel" to "active transportation" and clarifies intent for facilities.	Amendments are proposed throughout the code to change "nonmotorized" to "active transportation," consistent with current terminology. Adds additional clarifying language, consistent with the definition for active transportation in the Comprehensive Plan Glossary
SECTION 13	14.40.0104	Establishes standards for review of road vacation petitions, including that considerations should be made for whether all or portions of the right of way should be preserved for the county transportation system	Changes "transportation system" to "road system"	<p>State law defines a county road as a highway open as a matter of right to public vehicular travel. RCW 36.75.010(6) and (11). Most road right-of-way dedicated to the county was exclusively for use as a future County Road. Accordingly, the proper criteria for the County Road Engineer to evaluate whether road right-of-way should be vacated is whether it advisable to preserve it for the future County Road system, not for a future transportation system.</p> <p>The King County Code 14.40.0104 requires the King County Road Engineer to produce a report regarding a proposed road vacation that "complies with the requirements in RCW 36.87.040." In determining whether a county road should be vacated and abandoned, the County Road Engineer is required to determine "whether it would be advisable to preserve it for the county road system in the future." See RCW</p>

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				<p>36.87.040. Since KCC 14.40.0104 adopts the requirements of RCW 36.87.040, a determination by the County Road Engineer whether it would be advisable to preserve the road right-of-way for “the county transportation system of the future” conflicts with the requirements of RCW 36.87.040.</p> <p>Most property deeded for right-of-way and dedicated to the County in plats is for one purpose, the use of the property for a future County Road. RCW 36.87.040, which the County code incorporates in its road vacation ordinance, requires the County Road Engineer to determine “whether it would be advisable to preserve it for the county road system in the future.” By expanding the road vacation criteria to require the County Road Engineer to determine if it is advisable to preserve the right-of-way for County facilities other than County roads, the County would be claiming more property rights than were granted to it by the party that executed the dedication.</p>
SECTION 14	14.56.020	Establishes framework for King County’s nonmotorized transportation program	Changes "nonmotorized" to "active transportation"	Amendments are proposed throughout the code to change "nonmotorized" to "active transportation," consistent with current terminology.
SECTION 15	14.56.030	Establishes nonmotorized program requirements for the Department of Local Services	Changes "nonmotorized" to "active transportation"	Amendments are proposed throughout the code to change "nonmotorized" to "active

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SECTION 16	16.82.020	Establishes definitions for the purposes of K.C.C. chapter 16.82 (clearing and grading), including: <ul style="list-style-type: none"> - the definition for "grading and clearing permit" 	Changes "grading and clearing permit" to "clearing and grading permit" Adds new definitions for "habitable space," "pruning," "tree crown," and "wildfire risk assessment certification"	transportation," consistent with current terminology. Clarifying change to align with nomenclature in the rest of the code New definitions are proposed to be added to support clearing and grading code changes related to wildfire preparedness later in this proposed ordinance, consistent with new policy direction in the Comprehensive Plan
SECTION 17	16.82.051	Establishes development activities that are exempt from clearing and grading permits, including exempting: <ul style="list-style-type: none"> - Cumulative clearing of less than 7,000 square feet - "Construction or maintenance of utility corridors or facility within the right of way" subject a to franchise permit - Habitat restoration or enhancement project if sponsored/cosponsored by a public agency or federally recognized tribe 	Adds new guidance on how to read and implement the exceptions table Adds new permit exemption for "clearing" and "construction or maintenance of utility corridors or facility outside of the right of way" for tree and vegetation clearing and pruning for the purposes of wildfire preparedness when meeting certain standards. Existing standards are proposed to change as follows: <ul style="list-style-type: none"> - Existing exemption for cumulative clearing of less than 7,000 square feet is limited to a single site since January 2005 - "Franchise permit" is changed to "right of way construction permit" - "public agency" or "federally recognized tribe" is changed to "government agency" 	New guidance is proposed to be added for clarity and alignment with other tables in K.C.C. Title 21A Additional exemptions are proposed to reduce barriers for vegetation management to improve wildfire preparedness, consistent with new policy direction in the Comprehensive Plan. For existing standards: <ul style="list-style-type: none"> - Date is proposed to be added for cumulative clearing calculation for clarity and enforcement purposes; uses the effective date of the Critical Areas Ordinance, when this exemption went into place. - Change to "right of way construction permit" would reflect existing intent and current practice. - Change to "government agency" is proposed for

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				clarity and to capture existing listed agencies and others as applicable
SECTION 18	16.82.060	Establishes requirements for clearing and grading permit applications	Removes references to K.C.C. 16.82.150 and 16.82.152	Reflects proposed repeals later in this proposed ordinance
SECTION 19	17.04.200	Establishes types of interpretations the fire marshal is authorized to make, including procedures for reviewing Urban Planned Developments	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 20	17.04.280	Establishes permit requirements under the fire code, including those for Urban Planned Developments	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits

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				have expired and are now under King County zoning.
SECTION 21	18.25.010	Establishes required elements for the Strategic Climate Action Plan, including goals, strategies, measures, targets, and priority actions consistent with the following countywide greenhouse gas emissions reduction goal: <ul style="list-style-type: none"> - 25% by 2020 - 50% by 2030 - 80% by 2050 	Changes emissions reduction goals to: <ul style="list-style-type: none"> - 50% by 2030 - 75% by 2040 - 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050 	To align with Comprehensive Plan policy E-209 and the Countywide Planning Policies
SECTION 22	19A.08.070	Establishes standards for recognizing legal lots, lots created before June 9, 1937, if they were served by one of the following before January 1, 2000: <ul style="list-style-type: none"> - an approved sewage disposal; - an approved water system; or - a road meeting certain standards 	Removes option to demonstrate legal lot status using service by a road	This subsection outlines how the County recognizes whether a property is considered a legal lot. One of the categories of lot recognition is subdivided lots that were created prior to June 9, 1937, when the state's first subdivision regulations went into effect. Pre-1937 lots can be recognized as a legal lot if a property owner can demonstrate that prior to 2000 the lot was served by sewage disposal, a water system, or certain kinds of roads. Due to a lack of reliable records, recognition of pre-1937 lots based on road standards in effect at the time the lot was created is unworkable for permit applicants and the department. As such, the recommendation is to delete that allowance. Such lots could then be recognized based on the remaining code provisions, which are demonstration of available water or sewer, which is straightforward to apply and has a tie to health,

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SECTION 23	19A.12.020	Establishes timelines preliminary approval of subdivisions, including for Urban Planned Developments and Fully Contained Communities	<p>Removes references to and standards for Urban Planned Developments and Fully Contained Communities</p> <p>Removes language that expired in 2014</p>	<p>safety, and infrastructure considerations.</p> <p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 24	19A.28.020	<p>Establishes standards for adjustments of boundary lines between adjacent lots, including:</p> <ul style="list-style-type: none"> - ensuring that adjustments do not circumvent other standards or procedures in K.C.C. Title 19A - standards for adjustments for Urban Planned Developments 	<ul style="list-style-type: none"> - Adds that adjustments also do not circumvent other standards or procedures in K.C.C. Title 21A - Removes reference Urban Planned Developments 	<p>K.C.C. Title 21A is proposed to be added in addition to Title 19A for clarity and consistent with existing intent.</p> <p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits

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SECTION 25	20.08.037	Defines "area zoning and land use study" for the purposes of K.C.C. Title 20 (planning)	Updates definition to remove a comparison of area zoning and land use stud to a subarea study	<p>have expired and are now under King County zoning.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary.</p> <p>In this case, reference to subarea studies is proposed to be removed, and clarity about the scope of the area zoning and use studies is added to reflect existing intent. This aligns with changes in the Comprehensive Plan Glossary.</p>
SECTION 26	20.08.060	Defines "subarea plan" for the purposes of K.C.C. Title 20 (planning)	<p>Removes references to:</p> <ul style="list-style-type: none"> - community plans, neighborhood plans, basin plans, and other plans addressing multiple areas having common interests; and - K.C.C. 20.12.015 	Proposed to update definition to align with current context and practice, and to align with changes in the Comprehensive Plan Glossary.

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SECTION 27	20.12.010	Codifies adoption of the 2016 Comprehensive Plan, as amended	Replaces the 2016 plan with the 2024 plan	Reflects adoption of 2024 Comprehensive Plan
SECTION 28	20.12.200	Codifies adoption of the Shoreline Master Program enacted as of March 25, 2021	Replacements enactment date with that of this proposed ordinance Technical correction	Reflects updated version of the Shoreline Master Program as amended by the 2024 Update. Other proposed changes to reflect accurate "shoreline jurisdiction" terminology
SECTION 29	20.18.030	Establishes procedures for amendment of the Comprehensive Plan, including for: <ul style="list-style-type: none"> - Emergencies; - Annual updates(non-substantive changes only, with some specific exceptions); - 8-year updates (statutorily-required updates, allowing substantive changes); and - Midpoint updates (optional update occurring halfway through the 8-year planning cycle, allowing for some substantive changes if approved by motion) - Timelines for the 2024 update - Requirements for consistency with Comprehensive Plan policy I-207 	<ul style="list-style-type: none"> - Clarifies when and how emergency updates can occur - Relocates exceptions for annual updates to the Comprehensive Plan - Changes 8-year updates to 10-year updates - Timelines for adopting the authorizing motion for midpoint updates are shifted up by 3 months - Removes 2024 update requirements - Requirements for consistency with policy I-207 are updated to only apply to policy changes, remove requirements for analysis of financial costs and public benefits, and remove allowance to address requirements via environmental review documents 	<p>Standards for emergency updates are proposed to be added to reflect existing intent per guidance from Washington State Commerce, consistent with King County Charter 230.30, and to reflect requirements in WAC 365-196-640.</p> <p>The list of the limited instances of substantive changes that can be considered during an annual update proposed to be moved to the Comprehensive Plan for clarity, consistency, and to remove redundancies.</p> <p>Global edits are proposed to be made throughout the code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.</p> <p>Midpoint updates are proposed to be initiated 3 months earlier, so that the Executive has sufficient time (a full year, rather than 9 months) for plan</p>

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				<p>development after the scope is adopted</p> <p>The 2024 update requirements are proposed for removal because they would be obsolete by the time this proposed ordinance would be adopted.</p> <p>Requirements for consistency with policy I-207 are proposed to be updated to align with changes in the policy in the 2024 Comprehensive Plan.</p>
SECTION 30	20.18.040	<p>Establishes procedures for consideration of site-specific land use map or Shoreline Master Program map amendments, including for:</p> <ul style="list-style-type: none"> - 8-year Comprehensive Plan updates - Four-to-One proposals 	<ul style="list-style-type: none"> - Changes 8-year updates to 10-year - Removes allowance for consideration of Four-to-One proposals through the site-specific land use map amendment process 	<p>Global edits are proposed to be made throughout the code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.</p> <p>The proposed Four-to-One change is substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Four-to-One proposals are discretionary; this is not consistent with the role of the Hearing Examiner. Four-to-One proposals are significant land use changes, processed as land use map amendments, and should be considered in the Comprehensive Plan update process, not a quasi-judicial process.</p>
SECTION 31	20.18.056	Establishes procedures for consideration of Shoreline Master Program	Changes 8-year updates to 10-year	Global edits are proposed to be made throughout the code to reflect recent changes in state

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		redesignations, including limiting them to 8-year Comprehensive Plan updates		law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.
SECTION 32	20.18.060	Establishes procedures for 8-year Comprehensive Plan updates	<ul style="list-style-type: none"> - Changes 8-year updates to 10-year, and associated specific date changes - Adds performance measures requirements - Moving up the timelines for establishing the scope of work - Remove 2024 update-specific requirements - Update scope and timing of updates to the Transportation Needs Report 	<p>Global edits are proposed to be made throughout the code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.</p> <p>Performance measurement requirements are proposed to be added to reflect the outcome of 2016 Comprehensive Plan Workplan Action 2 "Develop a Performance Measures Program for the Comprehensive Plan"</p> <p>The 2024 update requirements are proposed for removal because they would be obsolete by the time this proposed ordinance would be adopted.</p> <p>The proposed Transportation Needs Report changes would better align with the new 10-year Comprehensive Plan schedule and provide additional clarity on requirements for changes between 10-year updates.</p>
SECTION 33	20.18.070	Establishes procedures for annual Comprehensive Plan updates, including: <ul style="list-style-type: none"> - Requirements for Comprehensive Plan elements adopted outside of the standard Comprehensive Plan 	<ul style="list-style-type: none"> - Removes detailed timelines and instead references codified timelines for the budget in K.C.C. 20.18.060.B - Changes 8-year update to 10-year 	<p>Edits for clarity, consistency, and streamlining</p> <p>Global edits are proposed to be made throughout the code to reflect recent changes in state law to move the periodic comprehensive planning update</p>

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		<p>process as part of the County budget (Capital Improvement Program, Transportation Needs Report, and school capital facility plans)</p> <ul style="list-style-type: none"> - Requiring annual updates changes that would require an Environmental Impact Statement (EIS) to be included in a future plan update (such as an 8-year update) when an EIS can be completed 		<p>schedule from once every 8 years to once every 10 years.</p>
SECTION 34	20.18.110	Establishes requirements for public hearings for changes to the Comprehensive Plan or development regulations	Changes "will" to "shall"	Clarifying edit to reflect existing intent. "Will" is predictive but "shall" is directive; regulations should be directive, not statements of what is anticipated to happen.
SECTION 35	20.18.120	Establishes requirements for public hearings for changes to area zoning, including posting notices in the official county newspaper and a newspaper of general circulation in the community that the zoning change would occur in	<ul style="list-style-type: none"> - Changes "official county newspaper" to "newspaper of general circulation" - Replaces "newspaper" of general circulation in the community that the zoning change would occur in to "publication," and adds "if available" 	To reflect current practice and the evolution of print news media. King County does not have an official county newspaper. Additionally, not all communities have either 1) actual print newspaper (some only have online editions or community blogs) and 2) not all communities have local publications.
SECTION 36	20.18.140	Establishes procedures for the Comprehensive Plan docket	<ul style="list-style-type: none"> - Clarifying edits and restructuring throughout - Removes reference to "citizens" - Removes requirement for separate docket processes by individual departments and consolidates into one docket process for all departments 	Various revisions are proposed to provide clarity, align with current practice, and streamline redundant processes.

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			<ul style="list-style-type: none"> - Encourages, rather than requires, publicizing the docket as part of all public engagement activities for the Comprehensive Plan - Clarifies process for docket request that only apply to development regulations - Redirects docket requests received during midpoint and 10-year updates to the standard process for all input received during the plan update - Removes requirement for the Executive to post docket reports online - Redirect requirements for providing opportunities for general public comment on the Comprehensive Plan (outside of the docket) to the existing code requirements for general public comment on the Comprehensive Plan 	
SECTION 37	20.18.160	Establishes procedures for "early and continuous public participation"(as required by the GMA) in the development and amendment of the Comprehensive Plan and implementing development regulations	<ul style="list-style-type: none"> - Removes one annual posting of public participation opportunities and replaces with posting upcoming opportunities as they are available - Removes requirement for a formal guide to the comprehensive planning process and replaces with providing various resources and information online - Removes references to "citizens" 	This code section has not been amended since 1998. Updated throughout to align with current practice. Additional revisions to advance equity goals are proposed to be evaluated in the future as part of proposed 2024 Comprehensive Plan Work Plan Action 2.

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			<ul style="list-style-type: none"> - Updates list of methods to provide information to the public - Encourages providing notices in nontechnical language - Ensures public meetings are appropriately noticed - Clarifies requirements for documenting meetings - Removes prioritization of input from technical persons and 3rd parties, consistent with state law - Ensures public notice and comment opportunity for emergency Comprehensive Plan amendments, consistent with state law 	
SECTION 38	20.18.170	Establishes the process for amending the Urban Growth Area through the Four-to-One program	<ul style="list-style-type: none"> - Includes the program purpose, consistent with the Countywide Planning Policies and Comprehensive Plan - Removes requirement to amend the Comprehensive Plan to update the total amount of land added through the Four-to-One proposal. - Requires that Four-to-One proposals be initiated through the Docket Process (K.C.C. 20.18.140) or through a Comprehensive Plan update scope of work. - Clarifies that site suitability, but not development conditions, be established through the preliminary plat process. 	The proposed Four-to-One changes are substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Changes seek to create more clarity and consistency amongst the provisions in the Countywide Planning Policies, Comprehensive Plan, and King County Code. Aligns Four-to-One provisions with other policy goals related to annexation, program goals, and Comprehensive Plan update processes.

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			<ul style="list-style-type: none"> - Requires a tri-party agreement as part of each Four-to-One proposal. Establishes procedures for Tri-party agreements. - Defines the types of open space that are eligible. - Expands the notification process to include state agencies and tribes. Clarifies some of the special purpose districts should be notified. - Defines Four-to-One proposal conditions related to annexation. Requires annexation of a Four-to-One proposals adjacent to a city before the site can be developed. 	
SECTION 39	20.18.180	Establishes the criteria for amending the Urban Growth Area through the Four-to-One program	<ul style="list-style-type: none"> - Prohibits Four-to-One proposals on all natural resource lands. - Prohibits new Four-to-One proposal in a location that was previously expanded through the Four-to-One program. - Clarifies that at least half of the site must be placed in permanent open space. - Updates affordable housing requirements. 	The proposed Four-to-One changes are substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Changes seek to create more clarity and consistency amongst the provisions in the Countywide Planning Policies, Comprehensive Plan, and King County Code. Clarifies Four-to-One criteria to strengthen the program results related to affordable housing, protection of natural resource lands, avoiding cascading Urban Growth Area expansions, and ensuring local open space benefits.
SECTION 40	20.18.XXX	n/a	Adds a new section to K.C.C. Chapter 20.18 requiring Four-to-	The proposed Four-to-One changes are substantively

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			<p>One proposals with 10 or more dwelling units to have 30% of the units be affordable.</p> <ul style="list-style-type: none"> - Establishes affordability levels and tenure for homeownership and rental units - Requires implementation consistent with inclusionary housing procedures in K.C.C. Chapter 21A.48 	<p>consistent with Growth Management Planning Council Four-to-One program review recommendations. Current affordability requirements for Four-to-One proposals only apply to sites that are 200 acres or more in size. This was rarely triggered in the almost 20-years of the program's span. The proposed changes would require affordable housing in almost all Four-to-One proposals, consistent with current housing goals and needs and in alignment with similar provision in the current inclusionary housing program in K.C.C. 21A.48.</p>
SECTION 41	20.18.XXX	n/a	<p>Adds a new section to K.C.C. Chapter 20.18, establishing that Comprehensive Plan amendments that add land to the Urban Growth Area, removes land from the Agricultural Production District or Forest Production District, or removes land from the mineral resources map would be effective either 60-days after publication of notice of adoption of the Comprehensive Plan or, if appealed, after issuance of the Growth Management Hearings Board's final order</p>	<p>Proposed changes would align with new requirements in 2022 Senate Bill 5042. The Bill requires certain impactful land use changes to not go into effect until after the 60-day Comprehensive Plan amendment appeal period window closes or, if an appeal is filed, after completion of the appeal proceedings (typically within 180 days). This ensures that no permanent, on-the-ground conversion of rural or resource lands to more intensive levels of development would occur until it is guaranteed that the land use designation change will not be undone due to a successful appeal.</p>
SECTION 42	20.20.020	Classifies land use permit decision types, including	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		classifying Urban Planned Developments as Type 4 decisions		<p>Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 43	20.20.035	Establishes community meeting requirements for certain types of development permits, including allowing citizens to propose alternative sites for the development proposal	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.
SECTION 44	20.20.100	Establishes timelines for review of land use permits, including for Fully Contained Communities and Urban Planned Developments	Removes reference to Urban Planned Developments	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 45	20.20.120	Requires development of a citizen's guide to the permit process	<ul style="list-style-type: none"> - Removes reference to "citizen" - Adds requirements for the guide to be available in both print and electronic format 	<p>have expired and are now under King County zoning.</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Other changes align with similar recent changes in the Hearing Examiner code</p>
SECTION 46	20.22.150	<p>Establishes criteria for Hearing Examiner review of proposed rezones, including:</p> <ul style="list-style-type: none"> - Requiring consistency with the Comprehensive Plan - Allowing for realization of potential zoning - Allowing for rezoning based on recommendations in a subarea plan, subarea study, or area zoning - Allowing for rezoning based on changed conditions 	<ul style="list-style-type: none"> - Clarifies which elements of the Comprehensive Plan the rezone must be consistent with - Clarifies what potential zoning means, consistent with existing code in K.C.C. 21A.04.170 - Removes subarea study and area zoning, and adds area zoning and land use study - Clarifies what changed conditions entails, including changes in: the availability of public facilities or infrastructure, development patterns on surrounding parcels, or the quantity or quality of environmentally sensitive areas - Requiring that the rezone will not negatively impact the surrounding area 	<p>The proposed changes intend to provide additional clarity for the various standards to ensure consistent and appropriate implementation.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>removed, as it is no longer necessary. In this case, subarea plans and area zoning and land use studies can both do this. Additionally, "area zoning" is old terminology; updated to current "area zoning and land use study" defined term.</p>
SECTION 47	20.22.180	Establishes requirements for Hearing Examiner review of proposed preliminary plats	Adds a new condition for subdivisions using Transfer of Development Rights (TDRs) to exceed base density, requiring confirmation that the additional density would not create unmitigated impacts beyond those created by development at base density	<p>Aligns with proposed change in K.C.C. 21A.37.030, which currently requires a subarea study to analyses impacts of subdivisions using Transfer of Development Rights to exceed base density. "Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary. In this case of TDRs in subdivisions, the study requirement is redundant to existing reviews that occur as part of departmental review of subdivision applications. So, the</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>additional study requirement is proposed for removal. However, the TDR regulations in K.C.C. 21A.37.030 are also proposed be updated to ensure that review of the subdivision application by the Hearing Examiner would need to include a finding that the use of TDRs doesn't create additional, unmitigated impacts. This proposed change in K.C.C. 20.22.180 would reflect that requirement in the Hearing Examiner code as well.</p>
SECTION 48	20.36.100	Establishes criteria for eligibility for open space classification under the Public Benefit Rating System	<ul style="list-style-type: none"> - Removes reference to "citizen" - Replaces "nonmotorized" with "active transportation" 	<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Amendments are proposed throughout the code to change "nonmotorized" to "active transportation," consistent with current terminology</p>
SECTION 49	20.62.040	Establishes criteria for eligibility for historic designation	Removes reference to "citizen"	<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p>
SECTION 50	21A.02.070	Establishes guidance on how to read and implement the land use tables	Adds a new subsection requiring essential public facilities uses not already listed in the use	To ensure consistency with Growth Management Act requirements to: 1) not preclude

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			tables to be processed as a special use permit	the siting of essential public facilities and 2) have a process for how such proposed facilities will be reviewed. Given the nature and scale of essential public facilities (large and typically difficult to site), the special use permit process is the most appropriate level of review.
SECTION 51	21A.04.060	<p>Establishes the purposes of the Rural Area (RA) zone, including criteria for applying the RA-5, RA-10, and RA-20 zones, such as consideration of:</p> <ul style="list-style-type: none"> - Predominant lot size patterns in the area - Environmental constraints and critical areas in the area - Proximity to nearby resource lands for RA-10 lands 	<ul style="list-style-type: none"> - Predominant lot size is changed to consideration of impacts of the density on surrounding areas and infrastructure - Clarifies what's considered in environmental constraints and critical areas - Adds proximity to nearby resource lands to RA-5 lands - Adds consideration of RA-20 zoning when rezoning a large Natural Resource Land parcel to Rural Area zoning 	Proposed changes would align with existing and proposed policy requirements in the Comprehensive Plan; see policies R-304 through R-308.
SECTION 52	21A.04.070	<p>Establishes the purposes of the Urban Reserve (UR) zone, including use of the zone in rural city expansion areas and areas designated for potential Urban Planned Developments or Fully Contained Communities</p>	<ul style="list-style-type: none"> - Replaces "rural city expansion areas" the "Urban Growth Area for Cities in the Rural Area" - Removes references to Urban Planned Developments and Fully Contained Communities 	<p>To align with current terminology in the Comprehensive Plan</p> <p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<ul style="list-style-type: none"> - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 53	21A.04.080	<p>Establishes the purposes of the urban Residential (R) zone, including:</p> <ul style="list-style-type: none"> - Providing for a mix of predominantly single detached homes and other development types in the R-1 through R-8 zones - Applying R-1 zoning on lands designated as wildlife habitat network - Applying R-12 through R-48 zoning on lands next to Unincorporated Activity Centers (UACs) 	<ul style="list-style-type: none"> - Changes predominantly single detached homes to only apply to the R-1 zone; and the R-4 through R-8 zones would provide for a mix of single detached homes and duplexes, triplexes, and fourplexes - Clarifies standards for designated wildlife habitat networks - Allows R-12 through R-48 zoning on lands in UACs, in addition to lands next to a UAC 	<p>Proposed revisions to the R-1 through R-8 zones would align with other amendments in this proposed ordinance to incentivize development of middle housing.</p> <p>The proposed wildlife habitat network change would remove unclear language about clustering, and instead rely on the existing siting requirements addressed elsewhere in K.C.C. Title 21A, including clustering requirements K.C.C. 21A.08.030.</p> <p>The proposed changes for R-12 through R-48 zoning would align with existing allowances in the Comprehensive Plan and current zoning in UACs.</p>
SECTION 54	21A.04.090	<p>Establishes the purposes of the Neighborhood Business (NB) zone, including:</p> <ul style="list-style-type: none"> - Allowing for mixed-use developments - Allowing NB zoning in areas designated as urban neighborhood business centers, rural towns, or rural neighborhood centers 	<ul style="list-style-type: none"> - Limits mixed use development to the urban area and rural towns - Allows NB zoning in areas designated as UACs, community business centers, neighborhood business centers commercial outside of centers, rural towns, and rural neighborhood commercial centers 	<p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>The areas where NB zoning is allowed is updated to align with current terminology and existing allowances in the Comprehensive Plan.</p>
SECTION 55	21A.04.100	<p>Establishes the purposes of the Community Business (CB) zone, including:</p> <ul style="list-style-type: none"> - Allowing for mixed-use developments - Allowing CB zoning in areas designated as urban and community centers and rural towns 	<ul style="list-style-type: none"> - Limits mixed use development to the urban area and rural towns - Allows CB zoning in areas designated as UACs, community business centers, commercial outside of centers, and rural towns 	<p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial</p>

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				<p>zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>The areas where CB zoning is allowed is updated to align with current terminology and existing allowances in the Comprehensive Plan.</p>
SECTION 56	21A.04.110	<p>Establishes the purposes of the Regional Business (RB) zone, including:</p> <ul style="list-style-type: none"> - Allowing for mixed-use developments - Allowing RB zoning in areas designated as urban and community centers and rural towns 	<ul style="list-style-type: none"> - Limits mixed use development to the urban area and rural towns - Allows RB zoning in areas designated as commercial outside of centers 	<p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the</p>

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				<p>property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>The areas where RB zoning is allowed is updated to align with current terminology and existing and proposed allowances in the Comprehensive Plan.</p>
SECTION 57	21A.04.120	<p>Establishes the purposes of the Office (O) zone, including:</p> <ul style="list-style-type: none"> - Allowing for mixed-use developments - Allowing O zoning in areas designated as activity centers 	<ul style="list-style-type: none"> - Limits mixed use development to the urban area and rural towns - Allows O zoning in areas designated as UACs, community business centers, neighborhood business centers, commercial outside of centers, and rural towns 	<p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>The areas where O zoning is allowed is updated to align with current terminology and existing allowances in the Comprehensive Plan.</p>
SECTION 58	21A.06.040	Defines "agricultural product sales," which excludes marijuana products	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 59	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 for a definition of "at imminent risk of becoming homeless"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				definition supports those changes.
SECTION 60	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 for a definition of " at risk of chronic homelessness"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.
SECTION 61	21A.06.XXX	n/a	Recodifies K.C.C. 21A.06.7341 to follow K.C.C. 21A.06.162	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"
SECTION 62	21A.06.7341	Defines "marijuana"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 63	21A.06.XXX	n/a	Recodifies K.C.C. 21A.06.7342 to follow recodified K.C.C. 21A.06.7341	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"
SECTION 64	21A.06.3742	Defines "marijuana greenhouse"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				stigmatization of cannabis use and to align with recent changes in state law.
SECTION 65	21A.06.XXX	n/a	Recodifies K.C.C. 21A.06.7344 to follow recodified K.C.C. 21A.06.7342	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"
SECTION 66	21A.06.7344	Defines "marijuana processor"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 67	21A.06.XXX	n/a	Recodifies K.C.C. 21A.06.7346 to follow recodified K.C.C. 21A.06.7344	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"
SECTION 68	21A.06.7346	Defines "marijuana producer"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 69	21A.06.XXX	n/a	Recodifies K.C.C. 21A.06.7348 to follow recodified K.C.C. 21A.06.7346	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"
SECTION 70	21A.06.7348	Defines "marijuana retailer"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 71	21A.06.196	Defines "clustering"	- Replaces using clustering for preservation of "parks and permanent open space" with "resource land for forestry or agriculture"	Updates to align with current regulations in K.C.C. Chapter 21A.14

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			- Removes using clustering for "a reserve for future development"	
SECTION 72	21A.06.260	Defines "critical facility"	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.
SECTION 73	21A.06.290	Defines "destination resort"	Changes allowed accessory services that can be provided as part of a destination resort	To provide more clarity on the purpose of and uses in destination resorts, as well as to align with terms in the use tables in K.C.C. Chapter 21A.08.
SECTION 74	21A.06.305	Defines "development agreement"	Removes references to Urban Planned Development's	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 75	21A.06.333	Defines "development agreement"	Removes references to basin plans	To reflect the proposed repeal of basin plans in this proposed ordinance
SECTION 76	21A.06.355	Defines "dwelling unit, apartment," including being a	Increases to 5 or more dwelling units	To align with proposed code amendments related to middle housing throughout this

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		building consisting of 2 or more dwelling units		ordinance. These updated and new definitions clarify the “middle” form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.
SECTION 77	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "dwelling unit, duplex"	To align with proposed code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the “middle” form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.
SECTION 78	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "dwelling unit, fourplex"	To align with proposed code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the “middle” form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.
SECTION 79	21A.06.370	Defines "dwelling unit, townhouse," including being a building consisting of 1 or more dwelling units attached to 1 or more other townhouses	Increases to 5 or more dwelling units attached to 1 or more other townhouses	To align with proposed code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the “middle” form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 80	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "dwelling unit, triplex"	To align with proposed code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.
SECTION 81	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "emergency housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.
SECTION 82	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "emergency shelter"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.
SECTION 83	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "emergency supportive housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.
SECTION 84	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "experiencing chronic homelessness"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.
SECTION 85	21A.06.450	Defines "family" as various forms of people living together as a single housekeeping unit	Removes limitations on number of people living as a "family" except for short term rentals and as regulated by the building code	To align with state law under 2022 Senate Bill 5235
SECTION 86	21A.06.540	Defines "general business service"	Replaces "churches and places of worship" with places where religious services are conducted	To align with other changes in this proposed ordinance to the definition of churches
SECTION 87	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "interim housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.
SECTION 88	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "micro shelter"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.</p>
SECTION 89	21A.06.XXX	n/a	<p>Adds a new section to K.C.C. Chapter 21A.06 to define "micro shelter village "</p>	<p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.</p>
SECTION 90	21A.06.XXX	n/a	<p>Adds a new section to K.C.C. Chapter 21A.06 to define "outdoor resource-based recreation activities"</p>	<p>To support new destination resort regulations proposed in K.C.C. 21A.08.040</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 91	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "permanent supportive housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.
SECTION 92	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "recuperative housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Needs Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 93	21A.06.XXX	n/a	Recodifies 21A.06.185 to follow K.C.C. 21A.06.980	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "church, synagogue or temple" with "religious facility"
SECTION 94	21A.06.185	Defines "church, synagogue or temple"	Replaces "church, synagogue or temple" with "religious facility"	To update to more inclusive language
SECTION 95	21A.06.1013	Defines "rural equestrian community trail"	Replaces nonmotorized" with "active transportation"	Amendments are proposed throughout the code to change "nonmotorized" to "active transportation," consistent with current terminology
SECTION 96	21A.06.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "safe parking"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.
SECTION 97	21A.06.1060	Defines "senior citizen"	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 98	21A.06.1062	Defines "senior citizen assisted housing"	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.
SECTION 99.	21A.06.1082C	Defines "shoreline stabilization"	Distinguishes between structural and nonstructural stabilizations	The existing definition does not acknowledge nor define hard and soft shorelines. This distinction is important to clarify, because these two types of stabilization measures are regulated differently under State and County laws
SECTION 100.	21A.06.1275	Defines "temporary use permit" (TUP)	Prohibits use of a TUP to construct or establish any permanent use, alteration, or structure	Clarifying edit to reflect existing intent; aligns with current requirement in K.C.C. 21A.44.020 that the TUPs are only for uses that are not otherwise allowed in the zone in which the use is proposed
SECTION 101	21A.06.1285	Defines "trails"	Replaces "nonmotorized" with "active transportation"	Amendments are proposed throughout the code to change "nonmotorized" to "active transportation," consistent with current terminology
SECTION 102	21A.08.030	Establishes allowed residential land uses, including: <ul style="list-style-type: none"> - Townhouses and apartments - Senior Citizen Assisted Housing - Accessory Dwelling Units (ADUs) - Accessory Living Quarters (ALQs) 	<ul style="list-style-type: none"> - Adds duplexes, triplexes, and fourplexes as allowed uses, subject to current and new conditions - Removes conditional use permit requirements for townhouses and apartments in R-1 through R-8 zones - Adds permanent supportive housing, emergency shelters, emergency supportive housing, interim 	Middle housing (duplexes, triplexes, and fourplexes) are currently allowed in all residential and commercial zones under the current definition of apartments and townhouses (2 or more units) The proposed changes would regulate middle housing types as permitted uses separate from apartments and townhouses. This is because apartments and townhouses

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			<p>housing, micro shelter villages, recuperative housing, and safe parking as allowed uses subject to new conditions</p> <ul style="list-style-type: none"> - Removes references to "citizens" - Limits mixed-use developments in commercial zones to urban areas and rural towns and in the rural area on historically designated sites - Removes certain limitations on and adds more allowances for ADUs in the urban area - Removes certain allowances for ADUs and ALQs in the rural area and natural resource lands 	<p>have higher standards, which can discourage development of middle housing. These middle density housing types offer alternatives to apartment living and options for housing that are less dense than mid-rise apartments and denser than single-detached homes, which can often be naturally more affordable than new single detached homes. More development of middle housing helps to increase housing options affordable at all income levels, as required by the GMA and the Countywide Planning Policies. Additional changes to remove CUP requirements for apartments and townhomes in lower density zones also support these goals.</p> <p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall.</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>5-20 acres (depending on the applicable rural zoning classification).</p> <p>ADU changes for urban areas reflects new requirements in state law as adopted in 2023 House Bill 1337. ADU and ALQ changes for rural areas and natural resource lands consistent with mandates for rural residential densities under the Growth Management Act and Comprehensive Plan and recent case law for substandard rural lots.</p>
SECTION 103	21A.08.040	<p>Establishes allowed recreational and cultural land uses, including:</p> <ul style="list-style-type: none"> - destination resorts 	<ul style="list-style-type: none"> - Adds new conditions for destination resorts - Removes allowance for designation resorts in UR and RB zones 	<p>New proposed conditions clarify where and how destination resorts would be allowed in the rural area and forest lands, consistent with County policies that support protection of the Rural Area and Natural Resource Lands, and in acknowledgment of the infrastructure limitations in such areas.</p> <p>Removes allowance of destination resorts in the UR zone, which is generally used in the Potential Annexation Areas for Cities in the Rural Area with the intent of providing low-density zoning that phases growth and demand for urban services and reserves large tracts of land for possible future growth once annexed. These areas are not the appropriate places for this type of large facilities.</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				Removes allowance of destination resorts in the RB zone, as this zoning is only allowed in North Highline and East Renton Plateau on lands with the commercial outside of center (co) land use designation. This is not consistent with the definition for destination resort, which is for resource-based recreation.
SECTION 104	21A.08.050	Establishes allowed general services land uses, including various uses as part of or near a church	Replaces "church" with "religious facility"	To update to more inclusive language and reflect proposed changes to the definition
SECTION 105	21A.08.060	Establishes allowed government/business land uses, including: <ul style="list-style-type: none"> - Self-service storage - Utility facilities 	<ul style="list-style-type: none"> - Removes self-service storage as permitted use in the R-12 through R-48 zones - A new condition is added to the utility facility use to require an equity impact review as part of an application for: 1) an addition, expansion, or upgrade of electric transmission and distribution lines or 2) the siting new gas or hazardous liquid transmission pipelines 	<p>The current self-service storage allowance was originally intended to allow on-site storage for apartment units. This is not needed to be listed as a separate accessory use in order to provide onsite storage for apartment residents; this would occur as part of the underlying apartment use. Further, the standalone self-service storage use is not appropriate in a residential zone; existing allowances for commercial and industrial zones would be maintained.</p> <p>The equity impact review requirement is proposed to align with existing Comprehensive Plan requirements in policies F-325a and F-332a (both now F-303a). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time.</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.</p>
SECTION 106	21A.08.070	<p>Establishes allowed retail land uses, including:</p> <ul style="list-style-type: none"> - Various uses in the Industrial (I) zone - Retail nursery, garden center, and farm supply stores - Food stores - Drug stores - Marijuana retailers - Pet shops 	<ul style="list-style-type: none"> - Removes condition currently applying to all uses in the I zone - Adds a new condition for the following uses in the NB zone Retail nursery, garden center, and farm supply stores; food stores; drug stores; and pet shops - Adds a new condition for food stores in the RA zone - Replaces "marijuana" with "cannabis" 	<p>I zone change removes a condition inadvertently added in 2004 without legislative direction; there is no current condition 30 in subsection-B below, and the conditions in 2004 only went up to 25. This was likely an accidental carryover of a similar condition in the Government/Business Services table.</p> <p>The new condition proposed for certain uses in the NB zone is in response to current Comprehensive Plan policy requirements for Rural Neighborhood Commercial Centers in policy R-501, which requires these commercial uses to small-scaled businesses.</p> <p>The new condition for food stores in the RA zone is in response to a docket request and to support creative reuse and associated preservation of otherwise unused grange halls in a manner that serves the local community.</p> <p>Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				and to align with recent changes in state law.
SECTION 107	21A.08.080	Establishes allowed manufacturing land uses, including: <ul style="list-style-type: none"> - Wood products - Leather and leather goods as a permitted use - Motor vehicle and bicycle manufacturing - Materials processing - Marijuana processor I and Marijuana processor II 	<ul style="list-style-type: none"> - Removes condition use permit requirements for wood products - Adds new condition for leather and leather goods as a permitted use and adds a new conditional use - Removes motor vehicle and bicycle manufacturing, and adds the following uses subject to conditions: motor vehicles and motor vehicle equipment; and motorcycles, bicycles, and parts - Adds new conditions for materials processing use - Replaces "marijuana" with "cannabis" 	<p>Streamlines permitting process for wood products to align with existing Comprehensive Plan support in policy R-627 to "ensure that regulations applying to Rural Area and forest areas do not discourage the establishment of sawmills and other wood product businesses and services."</p> <p>The leather and leather goods use is proposed to be limited in response to direction in the 2024 update scope of work to Review code provisions for manufacturing and regional land use uses allowed in the Industrial zone. Resulting from this analysis, it was determined that a leather tannery is not something appropriate for the rural industrial zones, but there are concerns with making all leather uses in SIC 31 a conditional use in the urban area. This is instead proposed to be split into a Conditional Use Permit for Leather Tanneries, and then permitted for all the other SIC 31 uses.</p> <p>The motor vehicle and bicycle manufacturing use is proposed to be limited response to direction in the 2024 update scope of work to Review code provisions for manufacturing and regional land use uses allowed in the Industrial</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>zone. Resulting from this analysis, it was determined that it was unnecessary to have the "Motor vehicle and bicycle manufacturing" use as a County-specific defined use in K.C.C. Chapter 21A.06. So, the proposed changes in the use table would align with existing Standard Industrial Classification (SIC) codes (371 and 375) and separates the two uses into their own rows with unique conditions.</p> <p>Changes to the conditions for materials processing use are proposed in response to a docket request. Materials processing uses, which can include both organic and mineral processing, often source materials from resource and rural areas. Generally, it is, and can be, beneficial, both economically and environmentally, for these types of facilities to be in the rural area when properly regulated and mitigated. By locating closer to the resources, these uses can avoid unneeded increased transportation costs and related emissions impacts by reducing the number of truck and vehicle trips and miles travelled. So, no changes are proposed to limit the locations of these sites. However, various changes are proposed to impose additional regulations for materials processing uses, such as disallowing retail sales of the</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>materials on the site; as an accessory to a mineral use, only allow processing of onsite and/or nearby (within 3 miles of the site) materials; and additional requirements for sites in the rural area, including storage limitations (up to 3,000 cubic yards), ensuring code compliance requirements (landscaping, nonresidential land use standards, and grading permits), and requiring materials to primarily be from rural and resource lands to ensure it is a rural-dependent use.</p> <p>Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>
SECTION 108	21A.08.090	<p>Establishes allowed resource land uses, including:</p> <ul style="list-style-type: none"> - Growing and harvesting crops - Agricultural activities - Marijuana producer 	<ul style="list-style-type: none"> - Expands the zones growing and harvesting crops and agricultural activities are allowed in to include R-1 through R-48 zones and commercial zones (NB, CB, RB, and O), subject to conditions - Replaces "marijuana" with "cannabis" 	<p>Expansion of the areas that growing and harvesting crops and agricultural activities are allowed in is proposed to align with existing Comprehensive Plan requirements in policy U-132a (now U-111a), which requires allowance of community gardens and urban agricultural throughout urban residential and commercial areas. This policy was adopted in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>to resolve the issue. This change is proposed in response to that mandate. The proposed changes for both uses would apply to zones in both urban and rural areas. The policy mandate to allow this is for urban only, but it was determined that these uses would also be appropriate in rural areas. Most of the proposed conditions were modeled after urban agriculture regulations in the City of Seattle.</p> <p>Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>
SECTION 109	21A.08.100	<p>Establishes allowed regional land uses, including:</p> <ul style="list-style-type: none"> - Hydroelectric generation facilities - Non-hydroelectric generation facilities - Fossil fuel facilities 	<ul style="list-style-type: none"> - A new condition is added to the hydroelectric generation facility, non-hydroelectric generation facility, and fossil fuel facility uses to require an equity impact review as part of an application for 1) an addition, expansion, or upgrade of electric transmission and distribution lines or 2) new, modified, or expanded fossil fuel facilities 	<p>The equity impact review requirement is proposed to align with existing Comprehensive Plan requirements in policies F-325a and F-344g (both now F-303a). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.</p>
SECTION 110	21A.12.030	<p>Establishes density and dimensional standards for residential and rural zones, including for:</p> <ul style="list-style-type: none"> - Maximum densities - Minimum interior setbacks 	<ul style="list-style-type: none"> - Replaces allowance for achieving maximum densities through the Residential Density Incentive (RDI) program in K.C.C. Chapter 21A.34 with 	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		<ul style="list-style-type: none"> - Maximum heights 	<p>the inclusionary housing program in K.C.C. Chapter 21A.48. Relocates the existing mobile home density bonus in the RDI program to in this code section. Expands regulations that currently only apply to Skyway and North Highline to all properties developed under the Inclusionary Housing program in K.C.C. Chapter 21A.48. Limits heights in Vashon Rural Town.</p> <ul style="list-style-type: none"> - Adds ability to develop a duplex on a substandard lot where a single detached home and an ADU could otherwise be built, if appropriate TDRs are purchased - Adds density bonus for duplex, triplex, fourplex, or townhouse developments with 9 or fewer units and when located within a 1/2 mile of high-capacity or frequent transit - Adds setbacks for safe parking sites - Removes references to community plans 	<p>housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. Specific changes are adopted for Vashon Rural Town to ensure compatibility with existing development.</p> <p>Middle housing (duplexes, triplexes, fourplexes, and townhouses) offer alternatives to apartment living and options for housing that are less dense than mid-rise apartments and denser than single-detached homes, which can often be naturally more affordable than new single detached homes. More development of middle housing helps to increase housing options affordable at all income levels, as required by the GMA and the Countywide Planning Policies. Given this, changes are proposed to create more flexibly for developing duplexes on</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>substandard lots and to allow for a new density bonus for middle housing near transit.</p> <p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This proposed setback standard for safe parking supports those changes.</p> <p>References to community plans are proposed to be removed throughout the code to reflect that all community plans have since been repealed and that this is no longer current County practice.</p>
SECTION 111	21A.12.040	Establishes density and dimensional standards for residential and rural zones, including for: <ul style="list-style-type: none"> - Base densities - Maximum densities - Base heights - Maximum heights 	<ul style="list-style-type: none"> - Adds base density for NB zoned properties - Removes references to the r properties in Potential Annexation Areas of rural cities in the RB zone - Replaces allowance for achieving maximum 	Change for NB zone is proposed to reflect existing intent of the residential land use table in K.C.C. 21A.08.030, which allows the construction of a single detached home in the NB zone, subject to conditions.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			<p>densities through the Residential Density Incentive (RDI) program in K.C.C. Chapter 21A.34 with the inclusionary housing program in K.C.C. Chapter 21A.48. Expands regulations that currently only apply to Skyway and North Highline to all properties developed under the Inclusionary Housing program in K.C.C. Chapter 21A.48. Limits heights in Vashon Rural Town.</p> <ul style="list-style-type: none"> - Limits mixed use development to the urban area and rural towns - Adds setbacks for safe parking sites 	<p>Change for RB zone is proposed to reflect that all RB zoned properties for PAAs for rural cities have been annexed, making the reference obsolete.</p> <p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. Specific changes are adopted for Vashon Rural Town to ensure compatibility with existing development.</p> <p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This proposed setback standard for safe parking supports those changes.
SECTION 112	21A.12.070	Establishes criteria for calculating permitted number of units, lots, or floor areas	Removes reference to the RDI program in K.C.C. Chapter 21A.34	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.
SECTION 113	21A.12.180	Exempts certain structures from the height limits in K.C.C. Chapter 21A.12, including churches	Replaces "church" with "religious facility"	To update to more inclusive language and reflect proposed changes to the definition
SECTION 114	21A.12.200	Establishes standards properties that have split zoning (two or more zoning classifications on the same property), including for	Removes reference to apartment and townhouse developments requiring a conditional use permit for exceeding base density	This standard is no longer needed because the conditional use permit requirement is proposed to be removed in this proposed ordinance.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		apartment and townhouse developments requiring a conditional use permit for exceeding base density		
SECTION 115	21A.12.220	Establishes standards for nonresidential uses in the RA, UR, and R zones	Replaces "church" with "religious facility"	To update to more inclusive language and reflect proposed changes to the definition
SECTION 116	21A.14.040	Establishes standards for lot clustering, including for resource tracts created under K.C.C. 16.82.152	Removes reference to K.C.C. 16.82.152	To reflect proposed repeal of K.C.C. 16.82.152 in this proposed ordinance.
SECTION 117	21A.14.070	Establishes standards for of new residential development with 5 or more dwelling units and expansions of existing development with 4 or more dwelling units	<ul style="list-style-type: none"> - Removes reference to apartments and townhouses - Changes expansions of existing development to 5 or more dwelling units 	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance. As part of those changes, the definitions of apartments and townhouses are proposed to now only apply to developments of 5 or more dwelling units. Therefore, the existing reference to 5 or more dwelling units in this section automatically includes apartments and townhouses, which now no longer need to be called out separately. Relatedly, expansions for existing developments is proposed to be increased from 5 or more units for consistency with the existing standard for new developments and the new definitions for apartments and townhouses.
SECTION 118	21A.14.080	Establishes standards for alleys, including for apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.
SECTION 119	21A.14.090	Establishes standards for building facades, including for apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 120	21A.14.160	Establishes standards for new mobile home parks, including a density bonus for accommodating displaced mobile homes under the RDI program in K.C.C. Chapter 21A.34	Replaces reference to RDI program in K.C.C. Chapter 21A.34 with K.C.C. 21A.12.030	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. In this specific instance, the existing density bonus for accommodating displaced mobile homes under the RDI program is proposed to be retained and relocated to the densities and dimensions table in K.C.C. 21A.12.030.
SECTION 121	21A.14.180	Establishes space requirements for on-site recreation for certain types of residential developments	Removes reference to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 122	21A.14.190	Establishes play-area requirements for on-site recreation for certain types of residential developments	Removes reference to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.
SECTION 123	21A.14.225	Establishes requirements for hazardous liquid and gas transmission pipelines	Requires an equity impact review as part of an application for the siting new gas or hazardous liquid transmission pipelines	The equity impact review requirement is proposed to align with existing Comprehensive Plan requirements in policy F-332a (now F-303a). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.
SECTION 124	21A.14.280	Establishes standards for rural industry development	Limits uses locating in the I zone in the rural area to those that would not require substantial investments in infrastructure, such as water, sewers, or transportation, or facilities that generate substantial volumes of heavy gross weight truck trips	To implement existing requirements in subsection-f of Comprehensive Plan policy R-514
SECTION 125	21A.14.330	Requires subdivisions and short subdivisions in the RA zone to be recorded with a condition prohibiting any covenant the keeping of horses or other livestock	Replaces " keeping of horses or other livestock" with "agricultural and forestry activities"	To align with existing direction in subsection-a of Comprehensive Plan policy R-204
SECTION 126	21A.16.020	Requires certain development to comply with landscaping standards in K.C.C. Chapter	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		21A.16, including Urban Planned Developments		<ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 127	21A.16.030	Categorizes different land uses subject to the landscaping and water standards in K.C.C. Chapter 21A.16	<ul style="list-style-type: none"> - Removes references to "citizens" - Replaces "churches, synagogues and temples" with "religious facilities" 	<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Religious facilities is proposed to be used as more inclusive language and to reflect proposed changes to the definition</p>
SECTION 128	21A.16.100	Establishes alternative landscaping standards	Adds allowance for crops to replace required Type II or Type III landscaping in commercial, residential, or institutional developments	New allowance is proposed to align with existing Comprehensive Plan requirements in policy U-132a (now U-111a), which requires allowance of community gardens and urban agricultural throughout urban residential and commercial areas. This policy was adopted in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.
SECTION 129	21A.18.030	Establishes requirements for off-street parking	<ul style="list-style-type: none"> - Adds standards for duplexes, triplexes, and fourplexes - Removes reference to "citizens" - Adds standards for permanent supportive housing, recuperative housing, emergency supportive housing, interim housing, and micro shelter villages 	<p>Duplexes, triplexes, and fourplexes are proposed to be added to reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Permanent supportive housing, recuperative housing, emergency supportive housing, interim housing, and micro shelter villages are proposed to be added to reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.</p>
SECTION 130	21A.18.050	Establishes exceptions for parking standards for certain types of development	Removes references to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 131	21A.18.100	Establishes requirements for pedestrian and bicycle circulation and access	<ul style="list-style-type: none"> - Requires bicycle facilities in all permitted nonresidential uses - Requires sidewalks, walkways, and bicycle facilities to be accessible for all ages and abilities - Replaces "non-motorized" with "pedestrian and bicycle" - Clarifies that the standards can be waived for sites in the rural area or natural resource lands 	<p>Bicycle, sidewalk, and walkway standards are proposed to align with existing Comprehensive Plan requirements in policy U-171. This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. These changes are proposed in response to that mandate.</p> <p>Other changes are proposed to align with current terminology, consistent with existing intent.</p>
SECTION 132	21A.18.110	Establishes standards for off-street parking design	Adds duplexes, triplexes, and fourplexes to the standards for single detached homes, except for tandem or end-to-end parking where they are added to the standards for apartments and townhouses	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance. In this case, the off-street parking requirements are proposed to align with that of single detached homes, rather than for apartments or townhouses (which is what they're currently regulated as), except for tandem or end-to-end parking. This is intended to be a reduced standard to provide an incentive to develop these middle housing times.
SECTION 133	21A.18.130	Establishes requirements for compact car parking	Adds duplexes, triplexes, and fourplexes to the standards for apartments and townhouses	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.
SECTION 134	21A.20.190	Establishes standards for community identification signs, including for Urban Planned Developments		Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 135	21A.22.060	Establishes site design standards for mining	Limits uses, buildings, structures, storage of equipment, and stockpile of materials to only those directly related to an approved mineral extraction use, reclamation plan, or materials processing use	In response to a 2022 Docket request and to help reduce impacts of mining operations
SECTION 136	21A.24.045	Establishes allowed alterations in critical areas, including removal of vegetation for fire safety in critical area buffers if in accordance with best management practices (BMPs) approved by the County	Replaces BMPs with standards in K.C.C. Chapter 16.82	To align with related to proposed clearing and grading code changes elsewhere in this proposed ordinance
SECTION 137	21A.24.133	Establishes standards for off-site mitigation for adverse impacts to critical areas	Removes reference to basin plans	To reflect the proposed repeal of basin plans in this proposed ordinance
SECTION 138	21A.24.220	Establishes standards for development in erosion hazard areas	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<ul style="list-style-type: none"> - Contained Community-scale of development; and the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 139	21A.24.230	Establishes areas regulated as flood hazard areas	Removes reference to basin plans	To reflect the proposed repeal of basin plans in this proposed ordinance
SECTION 140	21A.24.240	Establishes standards for development in the zero-rise flood fringe	<ul style="list-style-type: none"> - Removes references to Urban Planned Developments - Replaces "manufactured homes" with "mobile homes" 	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. Other changes to reflect current terminology
SECTION 141	21A.24.300	Establishes standards for development in volcanic hazard areas, including limitations on apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.
SECTION 142	21A.24.385	Establishes applicability of the wildlife habitat network	Removes references to Urban Planned Developments and Fully Contained Communities	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 143	21A.24.386	Establishes standards for development in the wildlife habitat network	<ul style="list-style-type: none"> - Removes references to Urban Planned Developments and Fully Contained Communities - Removes reference to K.C.C. 16.82.150 	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. <p>Other changes to reflect the proposed repeal of K.C.C. 16.82.150 in this proposed ordinance</p>
SECTION 144	21A.25.080	Establishes sequencing of shoreline mitigation measures	Adds standards for a critical area report, when required by K.C.C. Chapter 21A.25	To align with similar requirements in K.C.C. 21A.24.100, which does not

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				currently apply to shoreline regulations.
SECTION 145	21A.25.100	Establishes allowed uses in the shoreline areas, including townhouses and apartments	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.
SECTION 146	21A.25.160	Establishes standards for shoreline modifications, including for new shoreline stabilizations	Adds replacement shoreline stabilizations to the standards for new shoreline stabilizations	To add clarity of existing intent, consistent with state guidance and current practice
SECTION 147	21A.25.170	Establishes standards for shoreline stabilizations	<ul style="list-style-type: none"> - Clarifies that non-water dependent uses alone do not merit shoreline protection by shoreline stabilization - Adds relocation of structures and utilities as an action preferable to protection by shoreline stabilization - Removes lists of examples of structural and non-structural shoreline stabilization - Clarifies which types of development shoreline stabilization can be used (namely primary structures, new or existing water-dependent development or projects restoring ecological functions or remediating hazardous substance discharges) - Clarifies what kind of documentation needs to be provided to the County in order to show that shoreline stabilization is needed. - Clarifies that less impactful stabilization measures (like revegetation) are required to 	To improve clarity and better align with state guidance and reflect current practice.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			<p>be used before more impactful stabilization measures (like bulkheads) can be used.</p> <ul style="list-style-type: none"> - Clarifies that if a site already has a stabilization (like a bulkhead) and it is being replaced, the old stabilization structure has to be removed. - Clarifies standards for replacement shoreline stabilization - Clarifies that shoreline stabilizations should only be used to provide slope stabilization, not to create new lands. - Prohibits additional other common materials use in shoreline stabilization - Corrects the list of documents used to set standards for shoreline stabilization 	
SECTION 148	21A.27.010	Establishes requirements for preapplication community meetings for new transmission support structures	Removes references to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.
SECTION 149	21A.27.110	Establishes standards for placement of antenna on existing or replacement structures within street, utility, or railroad rights-of-way, including standards for the rural area	<ul style="list-style-type: none"> - Clarifies the meaning of rural area - Adds Natural Resource Lands 	To align with current terminology and changes made in the 2016 Comprehensive Plan, consistent with existing intent

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 150	21A.28.020	Requires new development to be adequately served by facilities and services	Removes reference to Urban Planned Developments and Fully Contained Communities	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 151	21A.28.030	Establishes standards for facilities and services for new development	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 152	21A.28.040	Establishes requirements for water service for new development	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 153	21A.28.050	Establishes requirements for surface water management systems for new development	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 154	21A.28.130	Establishes requirements for fire protection for new development	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>Development-scale/Fully Contained Community-scale of development; and</p> <ul style="list-style-type: none"> - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 155	21A.28.140	Establishes applicability of school concurrency standards	<ul style="list-style-type: none"> - Removes reference to Urban Planned Developments - Removes application of concurrency standards to requests for multifamily zoning - Removes reference to timing of vesting - Removes references to "citizens" - Removes outdated provisions 	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. <p>Multifamily zoning is proposed to be removed because, according to WAC 365-196-840, "Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter." An application for a rezone is too soon to meet this definition, and multifamily development projects is addressed later in section.</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>Vesting timing is proposed to be removed because it is Removed because this is inconsistent with the vesting standards clarified in Potala Village Kirkland, Llc, v. City of Kirkland (2014).</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Other non-substantive changes made for clarity, consistency, and current context.</p>
SECTION 156	21A.28.XXX	n/a	Recodifies K.C.C. 21A.28.160 to follow K.C.C. 21A.28.140	To improve clarity by grouping related code sections together
SECTION 157	21A.28.160	Establishes school concurrency standards	Non-substantive changes throughout	For clarity and consistency.
SECTION 158	21A.28.XXX	n/a	Recodifies K.C.C. 21A.28.150 to follow K.C.C. 21A.28.160 as recodified by this ordinance	To improve clarity by grouping related code sections together
SECTION 159	21A.28.150	Establishes standards for findings., recommendations, and decisions for school concurrency	<ul style="list-style-type: none"> - Removes reference to Urban Planned Developments - Removes "multifamily zoning" - Adds "binding site plans" 	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</p> <p>Multifamily zoning is proposed to be removed because, according to WAC 365-196-840, "Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter." An application for a rezone is too soon to meet this definition, and multifamily development projects is addressed later in section.</p> <p>Binding site plans would also be applicable in this case.</p> <p>Vesting timing is proposed to be removed because it is Removed because this is inconsistent with the vesting standards clarified in Potala Village Kirkland, Llc, v. City of Kirkland (2014).</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				Other non-substantive changes made for clarity, consistency, and current context.
SECTION 160	21A.28.152	Establishes requirements for submittal of school district capital facility plans	<ul style="list-style-type: none"> - Clarifies elements of a school district's standards of service - Adds requirements for accounting reports on impact fees - Non-substantive changes throughout 	Edits throughout for clarity and to reflect current practice and/or existing intent
SECTION 161	21A.28.154	Establishes requirements for review of school district capital facility plans by the School Technical Review Committee (STRC)	<ul style="list-style-type: none"> - Requires that the chair of the STRC is the representative from the Department of Local Services - Establishes requirements for public noticing of STRC meetings - Establishes requirements for reporting on 1) the outcomes of STRC meetings and 2) analysis of school district capital facility plans, as required by this code section - Removes reference to Urban Planned Developments - Non-substantive changes throughout 	<p>Edits throughout for clarity and to reflect current practice and/or existing intent.</p> <p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 162	21A.28.156	Establishes requirements for council adoption of school district capital facility plans	<ul style="list-style-type: none"> - Removes reference to Urban Planned Developments - Non-substantive changes throughout 	<p>Edits throughout for clarity and to reflect current practice and/or existing intent.</p> <p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 163	21A.30.075	Requires an interdisciplinary team to support review of livestock standards and management plans	Removes reference to basin plans	To reflect the proposed repeal of basin plans in this proposed ordinance
SECTION 164	21A.30.080	Establishes requirements for home occupations in R, UR, NB, CB, and RB zones	Replaces "marijuana" with cannabis	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 165	21A.30.085	Establishes requirements for home occupations in Agricultural (A), Forest (F), and RA zones	<ul style="list-style-type: none"> - Removes allowance for nonresident employees who report to the site but primarily provide services off-site - Updates references to North American Industrial Classification System (NAICS) codes to SIC codes - Replaces "marijuana" with cannabis 	<p>Change to employee standards is proposed as the current provision is not enforceable.</p> <p>NAICS codes are proposed to be removed to be consistent with the use tables in K.C.C. 21A.08 (which uses SIC codes).</p> <p>Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 166	21A.30.090	Establishes requirements for home industries	- Replaces "marijuana" with cannabis	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 167	21A.32.100	Establishes when a TUP is required, including for uses not otherwise permitted in the zone and that can be made compatible for a period of up to 60 days per year	Replaces 60 days with 24 days	The proposed reduction 24 days is intended to: <ul style="list-style-type: none"> - Align with existing parking requirements (K.C.C. 21A.18.120) for hard surfacing for any parking area used 30 or more days. More than 30 days, and drainage, impervious surface, parking lot standards for lighting, landscaping would get triggered, which would turn it into permanent improvements, inconsistent with the intended temporary nature of these uses. - Reflect that TUPs are already limited to 30-days or less due to other requirements, rural compatibility, and mitigating impacts. - Be consistent with the current 24 day for limit winery, brewery, distillery uses under K.C.C. 21A.32.120.B.3.
SECTION 168	21A.32.110	Establishes exemptions from TUP requirements, including uses that do not exceed 2 days per calendar year	Limits exempt uses that occur 2 days out of the year to also not exceed 500 attendees and employees per day	To help manage the scale of and reduce impacts from uses exempt from TUPs
SECTION 169	21A.32.120	Establishes standards for temporary uses, including:	- Changes 60 days to 24 days	The proposed reduction to 24 days is intended to:

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		<ul style="list-style-type: none"> - Limiting events to no more than 60 days per 365-day period - Allowing for annual renewals of TUPs for 5 consecutive years 	<ul style="list-style-type: none"> - Limits uses to no more than 4 days per month and no more than 3 days per week - Limits uses to only occur six months out of the year. - Annual TUP renewals are reduced to up to 4 years, and requires the use to demonstrate compliance with current development regulations with each renewal 	<ul style="list-style-type: none"> - Align with existing parking requirements (K.C.C. 21A.18.120) for hard surfacing for any parking area used 30 or more days. More than 30 days, and drainage, impervious surface, parking lot standards for lighting, landscaping would get triggered, which would turn it into permanent improvements, inconsistent with the intended temporary nature of these uses. - Reflect that TUPs are already limited to 30-days or less due to other requirements, rural compatibility, and mitigating impacts. - Be consistent with the current 24 day for limit winery, brewery, distillery uses under K.C.C. 21A.32.120.B.3. <p>Changes for the number uses allowed per month and per week are intended to limit grouping of multiple events in short amount of time, such as having a use that occurs non-stop over the course of 24 consecutive days. This change would help limit intensity of events and associated impacts.</p> <p>Changes on number months per year that uses are allowed in is to limit, for example, an event that</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>happens at the same time each month, every month of the year, for 5 years (as allowed for annual TUP renewals elsewhere in the chapter), which is more akin to a permanent use than a temporary one.</p> <p>Changes to renewal requirements are intended to increase oversight, to ensure impacts are appropriately accounted for, and ensure any applicable new regulatory requirements adopted after initial TUP approval are met.</p>
SECTION 170	21A.32.XXX	n/a	<p>Adds a new section to K.C.C. Chapter 21A.32 requiring temporary uses to:</p> <ul style="list-style-type: none"> - Be scaled based upon building occupancies, site area, access, and environmental considerations - Be limited to no more than 250 guests - Comply with building setback requirements - Adequately provide for temporary sanitary facilities; potable water; vehicle parking, access, and traffic control; accessibility for persons with disabilities, and noise compliance 	<p>To further condition temporary uses to ensure impacts are appropriately considered and limited, and to consolidate K.C.C. 21A.32.130 (parking) and K.C.C. 21A.32.140 (traffic control)</p>
SECTION 171	21A.32.180	Allows for temporary real estate offices in new residential developments, including apartments	<ul style="list-style-type: none"> - Adds duplexes, triplexes, and fourplexes - Adds townhouses 	<p>To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.</p> <p>Townhouses are added for consistency as fee simple</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				townhouse development can also be permitted through a formal subdivision or binding site plan process.
SECTION 172	21A.32.220	Establishes standards for conversion of historic buildings, including for apartments	<ul style="list-style-type: none"> - Adds duplexes, triplexes, and fourplexes - Adds townhouses 	<p>To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.</p> <p>Townhouses are added to align with an existing allowance in K.C.C. 21A.08.030 for townhouses to occur in historic buildings in certain circumstances</p>
SECTION 173	21A.32.250	Requires an odor management plan for recreational marijuana production and processing facilities	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.
SECTION 174	21A.37.010	Establishes the purpose of the TDR program, including to incentivize preservation of rural, resource, and urban separator lands	<ul style="list-style-type: none"> - Adds other eligible urban lands to lands incentivized for preservation - Clarifies that when "conservation easement" is used throughout the chapter, it also includes other similar encumbrances 	<p>Proposed changes would reflect that urban sites, other than just urban separators, are also currently eligible in certain conditions.</p> <p>Clarification of conservation easement is intending to capture existing intent, where the current code inconsistently includes "other similar encumbrances" along with "conservation easements." This statement would both streamline the repetitive references and correctly apply it in all instances.</p>
SECTION 175	21A.37.030	Establishes standards for TDR receiving sites, including:	<ul style="list-style-type: none"> - Clarifies that both short subdivisions and formal subdivisions can increase 	Applying maximum densities to both short and formal

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		<ul style="list-style-type: none"> - Allowing density increases up to maximum densities for short subdivisions - Requiring a subarea study to evaluate impacts for formal subdivisions using TDRs to go above base density 	<ul style="list-style-type: none"> - density up to maximum densities - Replaces subarea study requirement with review and determination by the Hearing Examiner 	<p>subdivisions reflects existing intent.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary. In this case, of TDRs, the study requirement is redundant to existing reviews that occur as part of departmental review of subdivision applications. So, the additional study requirement is proposed for removal. However, the code is also proposed be updated to ensure that review of the subdivision application by the Hearing Examiner would need to include a finding that the use of TDRs doesn't create additional, unmitigated impacts.</p>
SECTION 176	21A.37.040	Establishes standards for calculating TDRs, including:	<ul style="list-style-type: none"> - Requires that, when deducting areas for existing development, this is only when the development is 	Standards for existing development that can remain are proposed to improve clarity and align with existing practice.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		<ul style="list-style-type: none"> - Deducting areas associated with existing development - Not including fractional development rights in final development rights available for transfer - Allowing determinations of square footage or acreage by the Assessor's Office or by a survey paid for by the applicant and prepared by a licensed surveyor - Requiring the Department of Local Services to calculate the square footage or acreage - Allowing sites designated as urban separator and with R-1 zoning to have a base density of 4 dwelling units per acre for TDR sending site purposes - Setting calculations for F zoned sites - Allowing certain RA, A, and F zoned lands to send 1 TDR for every legal lot larger than 5,000 square feet 	<p>allowed to remain as established in the TDR conservation easement for the site</p> <ul style="list-style-type: none"> - Removes reference to "other similar encumbrances" - Allows for fractional development rights next largest whole number if the calculation results in a fraction of 0.5 or greater or shall be rounded down to the next smallest whole number if the calculation results in a fraction less than 0.5 - Adds using geographic information system (GIS) mapping for determinations of square footage or acreage - Clarifies that TDR program staff calculate, and the Department of Local Services confirms, the square footage or acreage - Allows for either sites designated as urban separator or sites with R-1 zoning to have a base density of 4 dwelling units per acre for TDR sending site purposes - Allows a bonus TDR for F zoned sites if participating in the County's carbon credit program - Allows for a bonus TDR for vacant marine shoreline 	<p>"Other similar encumbrances" is proposed to be removed to align with standard language proposed in K.C.C. 21A.37.010.</p> <p>Fractional changes are proposed to more closely align TDR allocation with density allocations. Under current TDR calculations, a RA-5 zoned 19.9 acre site would get 3 TDRs. But, if developed under the base densities established in K.C.C. Chapter 21A.12, the site could get 4 dwelling units. The proposed new calculation would allow for as many TDRs as there are possible developable dwelling units; in this example, the site would now be eligible for 4 TDRs.</p> <p>GIS proposed to be added as another applicable tool to determine site size, consistent other existing allowances elsewhere in this section.</p> <p>Proposed clarifications for departmental roles would align with current practice.</p> <p>The proposed R-1 base density allowance would align with existing allowance in Comprehensive Plan policy U-120.</p> <p>The bonus TDR proposed for F zoned lands intends to</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			<p>sites without armoring or bulkheads</p> <ul style="list-style-type: none"> - Clarifies that a RA, A, and F zoned sending site with existing or proposed dwelling unit would not get the allowed 1 TDR 	<p>encourage enrollment in the County's carbon credit program, which has co-beneficial outcomes consistent with the goals of the TDR program and further advances climate change and greenhouse gas reduction goals.</p> <p>The bonus TDR proposed for marine lands is intended to incentivize the protection of shoreline that is in a more natural state, which have benefits for salmonids and in turn endangered orcas.</p> <p>TDRs calculations for RA, A, and F zoned sites are proposed to be clarified to align with existing intent</p>
SECTION 177	21A.37.050	Establishes development limitations for TDR sending sites, including requiring areas reserved for residential development be equal to minimum lot size requirements	Limits the reserved residential area to no more than the minimum lot size	To allow the reserved residential areas to be sized for maximizing conservation benefit
SECTION 178	21A.37.060	Establishes documentation requirements for TDR sending sites	<ul style="list-style-type: none"> - Removes requirement for a notice on title - Removes prohibition on imposing standards that exceed Title 222 WAC 	<p>Proposed notice change reflects current practice and that conservation easements is not used in all instances.</p> <p>Title 222 WAC is the Forest Practices Act. This is proposed to be removed from the TDR standards to retain the ability to purchase conservation easements that from F zone properties that increase carbon sequestration benefit and habitat values by implementing</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				restrictions such as extended rotations, bigger buffers, etc.
SECTION 179	21A.37.070	Establishes the Interagency Review Committee for qualification of TDR sending sites	Removes reference to "other similar encumbrances"	"Other similar encumbrances" is proposed to be removed to align with standard language proposed in K.C.C. 21A.37.010.
SECTION 180	21A.37.080	Establishes the transfer process for TDRs	Non-substantive changes throughout	Changes are proposed to improve clarity and consistency
SECTION 181	21A.37.100	Establishes the purpose of the TDR bank, including: <ul style="list-style-type: none"> - Listing eligible sending sites - Limiting use of TDR bank purchases to receiving sites in cities and the urban unincorporated area 	<ul style="list-style-type: none"> - Replaces listing of rural, agricultural, forest, and some urban areas as sending sites with a reference K.C.C. 21A.37.020 - Clarifies that limitations on receiving sites using TDR bank purchases do not apply to TDRs used for affordable housing developments in K.C.C. 21A.37.130 - Adds Snoqualmie Pass Rural Town to the areas eligible as receiving sites for TDR bank purchases 	<p>The proposed cross reference to K.C.C. 21A.37.020 would remove redundant language and improve consistency with existing allowances.</p> <p>Applicability to use of TDRs in affordable housing developments reflects existing intent.</p> <p>The proposed Snoqualmie Pass Rural Town addition would reflect a related proposed change in K.C.C. 21A.08.030.B.19 to allow use of Transfer of Development Rights to develop a duplex on a substandard lot that could otherwise build a single-detached home and a detached ADU.</p>
SECTION 182	21A.37.110	Addresses TDR bank purchases and expenditures	Technical correction	Technical clean-up
SECTION 183	21A.37.120	Addresses administration of the TDR bank	Removes reference to "fee simple acquisitions"	"Fee simple acquisitions" is proposed to be removed to align with standard language proposed in K.C.C. 21A.37.010.
SECTION 184	21A.37.130	Addresses TDR bank sales	<ul style="list-style-type: none"> - Removes requirement that the bank only sell TDRs in whole increments - Removes requirement for a 	The whole increment requirement is proposed to be removed o address situations where the bank would need to

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			<p>10% down payment</p> <ul style="list-style-type: none"> - Non-substantive changes throughout 	<p>sell a half of a rural TDR to add an increment of one unit to a project. The removal would have no detrimental effect, aside from the bank being stuck with a 0.5 rural TDR, which can only be used in this way.</p> <p>The down payment requirement is proposed to be removed to reflect current practice.</p> <p>Changes are proposed throughout to improve clarity and consistency.</p>
SECTION 185	21A.37.140	Establishes requirements for use of TDRs sold from the bank for incorporated receiving sites	Non-substantive changes throughout	Changes are proposed to improve clarity and consistency
SECTION 186	21A.37.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.37 allowing the TDR bank to collect a fee-in-lieu of selling TDRs from the TDR bank when TDR inventory is unavailable	Proposes to allow for payment to the TDRs bank in-lieu of TDR purchase when sufficient TDR inventory is not available. Fee-in-lieu TDRs would allow the TDR bank to bridge gaps when inventory is low and eliminate the risk of turning away developers with desires to build more homes, particularly as the inclusionary housing program (with associated TDR elements) is proposed to be expanded to other geographies as part of this proposed ordinance.
SECTION 187	21A.37.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.37 requiring biennial reporting on the TDR program	As part of the 2024 Comprehensive Plan, all of the 2016 Comprehensive Plan Work Plan action items are proposed to be removed and replaced with the 2024 Work Plan. One of the 2016 Work Plan actions required

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				review of the TDR program and associated annual reporting. With the proposed removal of the annual reporting requirement as part of just the 2016 Work Plan, this code change would make regular reporting on the TDR program permanent. The due dates and frequency of reporting is proposed to be updated to better align with current resources.
SECTION 188	21A.38.030	Establishes general provisions for property-specific development standards	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 189	21A.38.050	Establishes the pedestrian-oriented Special District Overlay (SDO)	Non-substantive changes throughout	Changes are proposed to improve clarity and consistency and to align with other non-substantive changes elsewhere in this proposed ordinance
SECTION 190	21A.38.120	Establishes the wetland management area SDO	Removes references to basin plans	To reflect the proposed repeal of basin plans in this proposed ordinance
SECTION 191	21A.38.150	Establishes the groundwater protection SDO, including:	- Updates uses that are considered commercial and industrial development	Updates uses that are considered commercial and industrial development to align

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		<ul style="list-style-type: none"> - Setting standards for commercial and industrial development within the SDO, and listing which uses are considered commercial and industrial development - Prohibiting certain uses from being permitted in the SDO 	<ul style="list-style-type: none"> - Removes many of the uses listed as commercial and industrial development 	<p>with current terminology in the use tables and other related proposed changes in this proposed ordinance.</p> <p>Other amendments are proposed to align with the recommendations in the Vashon-Maury Island P-Suffix Conditions Report transmitted as part of the supporting materials to this proposed ordinance.</p> <ul style="list-style-type: none"> - Vashon-Maury Island does not have any RB zoned parcels. Therefore, any prohibited uses in the SDO that are only permitted in the RB zone can be removed. - According to K.C.C. 21A.08.080.B.11 and 21A.08.100.B.15, I zoned sites located outside the Urban Growth Area, uses shown as a conditional or special use are prohibited. Vashon-Maury Island is located outside of the Urban Growth Area. Due to these uses already being prohibited on the Island, the regulations are redundant and can be removed from the SDO. - Other changes are made to align with current allowed terminology in the use tables. - None of these changes have any substantive effect on what uses are allowed within the SDO. They improve clarity and consistency with the rest of the code.

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SECTION 192	21A.43.030	Establishes standards for calculating impact fees, including for apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.
SECTION 193	21A.43.050	Establishes standards for assessment of impact fees	Removes references to Urban Planned Developments and "PUDs"	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. <p>PUDs is outdated language.</p>
SECTION 194	21A.43.070	Establishes standards for adjustments, exceptions, and appeals of impact fees	<ul style="list-style-type: none"> - Removes references to "citizens" - Removes references to Urban Planned Developments and "PUDS" 	<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</p> <ul style="list-style-type: none"> - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. <p>PUDs is outdated language.</p>
SECTION 195	21A.44.020	Establishes decision criteria for TUPs	<ul style="list-style-type: none"> - Requires temporary uses in resource zones to be consistent with Comprehensive Plan policies addressing rural character, natural resource lands, and compatibility - Requires temporary uses in the rural area to be consistent with Comprehensive Plan policies addressing rural character, natural resource lands, and compatibility - Requires temporary uses to be with open space taxation or Farm and Agricultural Current Use taxation requirements for applicable sites 	New conditions are proposed to ensure consistency with 1) Comprehensive Plan mandates to protect the rural area and natural resource lands and 2) requirements for site enrolled in the open space taxation or Farm and Agricultural Current Use taxation programs
SECTION 196	21A.44.XXX	n/a	Adds a new section to K.C.C. Chapter 21A.44 regulating developments using a community on-site sewage system or large on-site sewage system in the Rural Area and Natural Resource Lands	These proposed provisions are needed to implement existing and proposed requirements in Comprehensive Plan policy F-262 and ensure protection of rural character and natural resource lands

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SECTION 197	21A.XX.XXX	n/a	Adds a new chapter in K.C.C. 21A governing emergency housing uses	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods
SECTION 198	21A.XX.XXX	n/a	Adds a new section in K.C.C. 21A.XX establishing the purpose of this new emergency housing chapter	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new

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				proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods
SECTION 199	21A.XX.XXX	n/a	Adds a new section in K.C.C. 21A.XX establishing permit application requirements for emergency housing uses	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods
SECTION 200	21A.XX.XXX	n/a	Adds a new section in K.C.C. 21A.XX establishing requirements for safe parking sites	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods
SECTION 201	24.08.010	Establishes general standards for the definitions adopted in K.C.C. Chapter 24 (Housing and Community Development)	Incorporates definitions from K.C.C. 21A.06	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods This proposed addition supports those changes by allowing for applicable new emergency housing definitions proposed in K.C.C. 21A.06 to apply in K.C.C. Title 24.
SECTION 202	24.08.XXX	n/a	Adds a new section in K.C.C. 24.08 adopting a definition for "rotating shelter"	Under the GMA, King County must complete a Housing Needs Assessment for periodic

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This proposed definition supports those changes</p>
SECTION 203	24.XX.XXX	n/a	Adds a new chapter in K.C.C. 24 governing emergency housing uses	<p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods</p>
SECTION 204	24.XX.XXX	n/a	Adds a new section in K.C.C.	Under the GMA, King County

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			24.XX establishing the purpose of this new emergency housing chapter	must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods
SECTION 205	24.XX.XXX	n/a	Adds a new section in K.C.C. 24.XX establishing standards for recuperative housing	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would

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				ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods
SECTION 206	24.XX.XXX	n/a	Adds a new section in K.C.C. 24.XX establishing standards for emergency shelters	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods
SECTION 207	24.XX.XXX	n/a	Adds a new section in K.C.C. 24.XX establishing standards for emergency supportive housing and interim housing	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods
SECTION 208	24.XX.XXX	n/a	Adds a new section in K.C.C. 24.XX establishing standards for microshelters	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods
SECTION 209	24.XX.XXX	n/a	Adds a new section in K.C.C. 24.XX establishing standards for safe parking sites	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				County except for emergency housing. Code changes are proposed throughout this proposed ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods
SECTION 210	21A.48.010	Establishes the purpose of inclusionary housing regulations, including to provide requirements and voluntary incentives for affordable housing development in Skyway-West Hill and North Highline	Expands the voluntary provisions of the inclusionary housing regulations to sites served by sewers and with R-4 through R-48, NB, CB, RB, and O zoning	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. The geographies and proposed zones that this is proposed to apply to are the

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>same as in the current RDI program; this would include all urban unincorporated areas and the Rural Towns of Vashon and Snoqualmie Pass. Fall City Rural Town would not be included because it is not served by sewers.</p> <p>The current Inclusionary Housing program in K.C.C. 21A.48.010 and 21A.48.020 includes mandatory inclusionary housing elements for the UAC portions of Skyway-West Hill and North Highline. These proposals would not expand the mandatory elements of the program to elsewhere in Skyway-West Hill, North Highline, or the other new proposed eligible communities; this is intended to reflect the higher displacement risk in UAC areas of Skyway-West Hill and North Highline as documented in the Skyway-West Hill and North Highline Anti-Displacement Strategies Report. The 2024 Comprehensive Plan proposes a new Work Plan action item that would evaluate whether to expand the mandatory inclusionary housing elements to any of these other areas. These code sections may be amended further in the future, pending on the outcome of that evaluation.</p>
SECTION 211	21A.48.030	Establishes the affordable housing requirements for the voluntary portion of the Inclusionary Housing program,	- Expands the voluntary provisions of the inclusionary housing regulations to sites served	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		<p>including applying to the areas of Skyway-West Hill and North Highline outside of their respective UACs</p>	<p>by sewers and with R-4 through R-48, NB, CB, RB, and O zoning</p> <ul style="list-style-type: none"> - Limits the density bonuses in Vashon Rural Town to developments that provide 100% affordable developments and prohibits the use of the additional density bonus if TDRs are purchased 	<p>determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. The geographies and proposed zones that this is proposed to apply to are the same as in the current RDI program; this would include all urban unincorporated areas and the Rural Towns of Vashon and Snoqualmie Pass. Fall City Rural Town would not be included because it is not served by sewers. The limitations on density bonuses for Vashon Rural Town are proposed to 1) align with the current 100% affordable project requirements to receive density bonuses under in SDO SO-270 that is also proposed for repeal as part of this transition, 2) ensure better compatibility with existing development, and 3) support the</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				most critical housing needs, in response to with public input.
SECTION 212	21A.48.040	Establishes standards for calculating affordable units for the purposes of the Inclusionary Housing program	<ul style="list-style-type: none"> - Clarifies that base density may also be set in p-suffixes and/or SDOs - Clarifies that maximum density may also be set in p-suffixes and/or SDOs 	Clarifying edits to reflect existing intent
SECTION 213	21A.48.050	Establishes standards for affordable dwelling units and dimensional standards for the purposes of the Inclusionary Housing program, including height limits for properties in North Highline subject to p-suffix NH-P04	Adds height limitations for Snoqualmie Pass (65 feet) and Vashon (30 feet) Rural Towns.	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.</p> <p>As part of the expanded Inclusionary Housing program to other areas of the County, this includes the Rural Towns of Snoqualmie Pass and Vashon, in addition to urban unincorporated communities. The current</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>Inclusionary Housing program offers height bonuses, in addition to density bonuses, when affordable housing is provided. The proposed height limitations for the Rural Towns reflect that it is not appropriate to have the same height bonuses as urban areas. Vashon also has property-specific development conditions for CB zones that already limit heights in the Rural Town, which this change is intended to align with and apply more broadly for consistency throughout the Rural Town.</p>
SECTION 214	21A.48.060	<p>Establishes requirements for permit issuance for projects under the Inclusionary Housing program, including requirements for community preference and affirmative marketing reports</p>	<p>Limits community preference and affirmative marketing reports only to developments as applicable in K.C.C. 21A.48.070</p>	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>ordinance effectuate that transition.</p> <p>As part of the expanded Inclusionary Housing program to other areas of the County, this includes the Rural Towns of Snoqualmie Pass and Vashon, in addition to urban unincorporated communities. The current Inclusionary Housing program in K.C.C. 21A.48.070 requires community preference and affirmative marketing plans. This ordinance proposed to limit that requirement to only Skyway-West Hill and North Highline and to not expand the requirement to the other communities eligible for the program as proposed by this proposed ordinance, to reflect the higher displacement risk in Skyway-West Hill and North Highline as documented in the Skyway-West Hill and North Highline Anti-Displacement Strategies Report. The 2024 Comprehensive Plan proposes a new Work Plan action item that would evaluate whether to expand the community preference and affirmative marketing elements to the other communities. This code section may be amended further in the future, pending on the outcome of that evaluation.</p>
SECTION 215	21A.48.070	Establishes requirements community preference and affirmative marketing plans	Limits community preference and affirmative marketing plans to developments only in	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			Skyway-West Hill and North Highline	<p>determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.</p> <p>As part of the expanded Inclusionary Housing program to other areas of the County, this includes the Rural Towns of Snoqualmie Pass and Vashon, in addition to urban unincorporated communities. The current Inclusionary Housing program in K.C.C. 21A.48.070 requires community preference and affirmative marking plans. This ordinance proposed to limit that requirement to only Skyway-West Hill and North Highline and to not expand the requirement to the other communities eligible for the program as proposed by this proposed ordinance, to reflect the higher displacement risk in</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				Skyway-West Hill and North Highline as documented in the Skyway-West Hill and North Highline Anti-Displacement Strategies Report. The 2024 Comprehensive Plan proposes a new Work Plan action item that would evaluate whether to expand the community preference and affirmative marketing elements to the other communities. This code section may be amended further in the future, pending on the outcome of that evaluation.
SECTION 216	21A.48.080	Allows for alternative compliance to Inclusionary Housing regulations, including allowing for payment to the County in lieu of constructing affordable housing units, which would then be used to create affordable housing units within the same community service area subarea geography that the development occurs in	Limits the fee-in-lieu allowance to developments subject to the mandatory inclusionary housing provisions of this Chapter	The proposed change would allow for alternative compliance for development proposals that would not otherwise be able to be developed unless affordable housing is provided as required by the Inclusionary Housing program. This is not appropriate for developments subject to the voluntary provisions of the chapter, which would still be able to develop under base densities and would only be subject to the requirements of the Inclusionary Housing program if they <i>choose</i> to go above base density.
SECTION 217	27.10.190	Establishes permit fees for preliminary subdivisions, short subdivisions, Urban Planned Developments, and binding site plans for planning, fire flow and access, site engineering, critical area, survey, and state Environmental Policy Act (SEPA) review	Removes references to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>Contained Community-scale of development; and</p> <ul style="list-style-type: none"> - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 218	27.10.200	Establishes permit fees for final subdivisions, short subdivisions, Urban Planned Developments, binding site plans, subdivisional legal descriptions, and title reviews, approvals, and resubmittals.	Removes references to Urban Planned Developments	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 219	18.17.010	Establishes definitions for the purposes of K.C.C. Chapter 18.17 (green building program)	Adds definition for "social cost of carbon"	<p>The new definition is proposed to align with existing Comprehensive Plan requirements in policy E-207 (now E-205). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate. Provisions for social cost of carbon are</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				proposed in K.C.C. 18.17.050, and this proposed definition is needed to support that change.
SECTION 220	18.17.050	Establishes green building requirements for County capital projects	Adds consideration of the social cost of carbon in life-cycle assessments and decision making related to facility construction and resource efficiency projects	The new definition is proposed to align with existing Comprehensive Plan requirements in policy E-207 (now E-205). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.
SECTION 221	21A.55.101	Adopts the Sustainable Communities and Housing demonstration project, including adoption of the following eligible sites: <ul style="list-style-type: none"> - White Center Workshop in North Highline - Brooks Village in Skyway-West Hill - Kit's Corner in East Federal Way 	Removes Kit's Corner as an eligible site	Consistent with recommendations of a related Area Zoning and Land Use Study, Kit's Corner is not appropriate for affordable housing development and thus should not be part of the demonstration project.
SECTION 222.A	14.70.300	Exempts determinations of concurrency from SEPA review	Repealed	This is inconsistent with state law
SECTION 222.B	16.82.150	Establishes clearing standards for individual lots in the rural zone	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5
SECTION 222.C	16.82.151	Addressing relocation of undeveloped area in adjacent lots	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5
SECTION 222.D	16.82.152	Establishes clearing standards for subdivisions and short subdivisions in the rural	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		residential zone		Action 5
SECTION 222.E	16.82.154	Addresses modification of clearing limits through farm management and rural stewardship plans	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5
SECTION 222.F	20.08.175	Adopts the definition of "subarea study"	Repealed	"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary. This reflects an associated change in the Comprehensive Plan Glossary
SECTION 222.G	20.12.090	Adopts park development policies	Repealed	This is not a current, active plan; it was last updated in 1985. The Comprehensive Plan provides the official policy guidance, along with the Open Space Plan that is adopted as a functional plan of the Comp Plan.
SECTION 222.H	20.12.150	Adopts the Affordable housing capital facilities plan as a functional plan of the Comprehensive Plan	Repealed	This is not a current, active plan; it was last updated in 1992. A replacement functional plan is no longer needed. The Comprehensive Plan provides

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				the official policy guidance, and implementation occurs via a variety of agency plans. Housing needs are addressed in Appendix B Housing, and any applicable County six-year financing occurs as part of the biennial budget.
SECTION 222.I	20.12.433	Adopts the King County Nonmotorized Transportation Plan as a functional plan of the Comprehensive Plan	Repealed	This is not a current, active plan; it was adopted in 1994 and has not been updated since. A replacement functional plan is no longer needed. The Comprehensive Plan provides the official policy guidance, and implementation occurs via a variety of agency plans. Transportation needs planning are addressed in Appendices C, C1, and C2.
SECTION 222.J	20.12.435	Adopts the King County Arterial HOV Transportation Plan as a functional plan of the Comprehensive Plan	Repealed	This is not a current, active plan; it was adopted in 1994 and has not been updated since. A replacement functional plan is no longer needed. The Comprehensive Plan provides the official policy guidance, and implementation occurs via a variety of agency plans. Transportation needs planning are addressed in Appendix C and C1.
SECTION 222 K through CC	20.14.010 20.14.020 20.14.025 20.14.030 20.14.040 20.14.050 20.14.060 20.14.070 20.14.080	Adopts various basin plans as an amplification and augmentation of the Comprehensive Plan for King County and official County policy for the area	Repealed	These are not a current, active plans; none of them have been substantive updated since the 1990s, except for one new plan that was adopted in 2001 with no updates since. Replacement plans are not needed. The basin plans predominantly focus on prescribing customized land use

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>regulations for individual basin areas. Since adoption of the original basin plans, there have been a variety of subsequent updates to regulations driven by the GMA, adoption of the Critical Areas Ordinance (CAO), National Pollutant Discharge Elimination System (NPDES) permit requirements, etc.</p> <p>The best available science review and 2004 adoption of the CAO in K.C.C. Chapter 21A.24 established regulations to ensure protection of environmental resources; many of these regulatory protections function to protect the resources in ways envisioned by the basin plans. While the Basin Plans had value in establishing context and identifying important features and attributes of various geographies, the current regulations in code provide protection in and of themselves, and the basin plans are not adding necessary protection. The protection of natural resources in specific geographies occurs through existing code and may be updated further based on proposals for policy and code changes in the 2024 Comprehensive Plan based on review of best available science.</p> <p>Additionally:</p> <ul style="list-style-type: none"> - Many of the p-suffixes originally adopted as a result

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>of the basin plans remain in place;</p> <ul style="list-style-type: none"> - Codes related to Regionally and Local Significant Resource Areas originally cited in basin plans remain in place; - Implementation of Water Resource Inventory Area plans results in capital projects to restore salmon habitat along rivers and streams; - NPDES permits have required updates to the surface water design manual and associated regulations for managing stormwater, addressing many of the same issues in the basin plans; - The King County Flood Hazard Management plan, adopted as a functional plan of the Comprehensive Plan, guides flood risk reduction efforts, often through floodplain restoration projects with co-benefits of habitat protection and restoration; and - The Clean Water Healthy Habitat Strategic Plan and the Land Conservation initiative drive landscape-scale conservation and wholistic, coordinated management of environmental resources covering all geographies of King County.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 222.DD	21A.06.533	Adopts definition of "fully Contained Communities"	Repealed	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 222.EE	21A.06.780	Adopts definition of "motor vehicle and bicycle manufacturing"	Repealed	<p>Repeal is proposed in response to direction in the 2024 update scope of work to Review code provisions for manufacturing and regional land use uses allowed in the Industrial zone. Resulting from this analysis, it was determined that it was unnecessary to have the "Motor vehicle and bicycle manufacturing" use as a County-specific defined use in K.C.C. Chapter 21A.06. So, the proposed changes in the use table would align with existing Standard Industrial Classification (SIC) codes (371 and 375). Given this this definition is no longer needed.</p>
SECTION 222.FF	21A.06.1340	Adopts definition of "Urban Planned Developments"	Repealed	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to:</p>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 222.GG	21A.32.130	Adopts parking standards for TUPs	Repealed	Standards are consolidated in new proposed section in K.C.C. Chapter 21A.32.
SECTION 222.HH	21A.32.10	Adopts traffic control standards for TUPs	Repealed	Standards are consolidated in new proposed section in K.C.C. Chapter 21A.32.
SECTION 222 II through PP	21A.34.010 21A.34.020 21A.34.030 21A.34.040 21A.34.050 21A.34.060 21A.34.070 21A.34.080	Adopts the RDI Program	Repealed	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				Inclusionary Housing program. These proposed repeals effectuate that transition.
SECTION 222.QQ	21A.37.055	Allows urban TDR receiving site projects to count the "reduction" of greenhouse gas emissions resulting from the purchase of the rural TDRs to be deducted from the calculation of the sending site's greenhouse gas emissions	Repealed	New scientific analysis suggests this is very variable and isn't necessarily a carbon positive scenario in all cases.
SECTION 222.RR	21A.38.080	Adopts the Urban Planned Development implementation SDO	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 222.SS	21A.38.270	Adopts the Vashon Rural Town affordable housing SDO	Repealed	The proposed repeal SDO is proposed in order to rely on proposed expanded voluntary Inclusionary Housing program in K.C.C. Chapter 21A.48 instead. The SDO was not successful in producing any affordable units, and the new Inclusionary Housing program is anticipated to more effectively support the improved affordable housing access intended by the SDO.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 222 TT through GGG	21A.39.010 21A.39.020 21A.39.030 21A.39.040 21A.39.050 21A.39.060 21A.39.070 21A.39.080 21A.39.090 21A.39.100 21A.39.110 21A.39.120 21A.39.130 21A.39.200	Adopts general provisions for Urban Planned Developments and Fully Contained Communities	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 222 HHH and III	21A.44.070 21A.44.080	Adopts decision criteria for Urban Planned Developments and Fully Contained Communities	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.
SECTION 222.JJJ	21A.55.060	Adopts the Low-Impact Development and Built Green. Demonstration Project	Repealed	The provisions have expired
SECTION 222 KKK through PPP	n/a	Adopts the Alluvial Fan Demonstration Project	Repealed	The provisions have expired

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
SECTION 222.QQQ	n/a	Adopts Kit's Corner as an eligible site for the Sustainable Communities and Housing demonstration project	Repealed	Consistent with recommendations of a related Area Zoning and Land Use Study, Kit's Corner is not appropriate for affordable housing development and thus should not be part of the demonstration project.
SECTION 223	n/a	n/a	Directs the Executive to send Sections 30, 31, 136, 137, 138, 141, 143, 144, 145, 146, and 147 of this ordinance and amendments to King County Comprehensive Plan Chapter 6 in Attachment A to this ordinance to the State Department of Ecology for its review and approval	These elements of this proposed ordinance amend elements of the Shoreline Master Program as adopted in K.C.C. 20.12.200. As such, these amendments are required to be reviewed and approved by the Department of Ecology.
SECTION 224	n/a	n/a	Directs that Sections 30, 31, 136, 137, 138, 141, 143, 144, 145, 146, and 147 of this ordinance and amendments to King County Comprehensive Plan Chapter 6 in Attachment A to this ordinance do not go into effect until 14 days after Ecology's approval.	These elements of this proposed ordinance amend elements of the Shoreline Master Program as adopted in K.C.C. 20.12.200. As such, these amendments are required to be reviewed and approved by the Department of Ecology.
SECTION 225	n/a	n/a	Authorizes the Executive to submit an application to the Growth Management Planning Council to designate the Skyway and White Center UACs as countywide centers	The Countywide Planning Policies currently identify the Skyway and White Center Unincorporated Activity Centers as candidate centers. This action would allow the County to start the process to formalize their designation as approved countywide centers. Such a designation would allow them to be prioritized for additional infrastructure investments.
SECTION 226	n/a	n/a	Severability	Standard King County severability language.

