



King County
Department of Permitting
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REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: May 28, 2015
Minutes finalized June 10, 2015

TO: Jim Chan Molly Johnson
Wally Archuleta Chris Ricketts
Sheryl Lux Steve Roberge
Ty Peterson Steve Bottheim

John Starbard, Director
Randy Sandin, Product Line Manager, Resource and RRC Co-Chair
Devon Shannon, Prosecuting Attorney's Office

FM: Lisa Verner, Legislative Coordinator and RRC Co-Chair

Present: Fereshteh Dehkordi, Randy Sandin, Ty Peterson, Sheryl Lux, Devon Shannon, Lisa Verner, Steve Roberge, and Wally Archuleta.

1. Is a "boarding house" allowed in an apartment?

Background

Fereshteh brought to the attention of the RRC an applicant's proposal to locate a boarding house within one apartment in the Old Selleck Schoolhouse. The owner's son has been told that to successfully convert the old school building to a 5-unit residential apartment, he must obtain:

- A Conditional Use Permit (CUP)
- A Building Permit for conversion to a 5-unit apartment building

He is proposing to construct one of the five apartments with up to 8 separate "bedrooms" for up to 8 unrelated persons (County definition of a "family" (KCC 21A.06.450)) and use the apartment as a boarding house (renting one bedroom to an individual).

The historic Selleck schoolhouse is on the County list of historic sites. King County Code (KCC 21A.08.030(4)) allows apartments in the RA-5 zone if units are within a registered historic structure through obtaining a CUP. No more than five units are allowed.

Discussion

In the SIC code, temporary housing types are listed by classifications and boarding houses are listed as a separate entity:

SIC 7011 – Hotels, B&B, others

SIC 7021 – Boarding house

SIC 7041 – Organization hotels

KCC 21A.08.030.A uses a combination of SIC definitions and specific definitions listed in Chapter 21A.06 to define the uses listed in the table. Allowed temporary housing uses are listed as follows:

SIC 7011 – Hotels/motels

_____ Bed and breakfast guesthouses (separately defined in KCC 21A. 06)

SIC 7041 – Organization hotel/lodging houses

Under SIC major group 70, only 7011, Hotels and Motels, which includes bed and breakfast, and 7041 Organization Hotels and Lodging Houses on Membership Basis, which include boarding houses operated by organizations etc., are included in the Permitted Use Tables. Rooming and Boarding Houses are included in SIC 7021 and the fact they are omitted from the permitted use table means they are not allowed in King County.

The term “boarding houses” is not defined in KCC 21A.06. It is not listed in the residential land uses table under KCC 21A.08.030.A. Because boarding houses were specifically omitted from the table, they are not an allowed use in King County.

Conclusion

A “boarding house” is not a permitted use in King County and may not be allowed in an apartment.