

**2024 KING COUNTY COMPREHENSIVE PLAN**  
**SUMMARY OF KEY CHANGES IN STRIKING AMENDMENT S1 to VERSION 2**  
**UPDATED 11/27/24**

*This summary covers, at a high level, key areas of substantive change in the Chair's full council striking amendment ("Full Council Striker") to Version 2 of the 2024 Comprehensive Plan ("Committee Version"). It does not detail all substantive policy changes. Refer to the effect statement for a description of all substantive changes proposed in the Chair's striking amendment.*

*For each key change, there is a brief summary of the existing code/policies, the Executive's proposal, and the striking amendment changes. The summary of existing and Executive-proposed language is not exhaustive; it only references these insofar as they relate to changes in the striking amendment. See the Executive's I-207 Analysis, dated December 2023, for a full accounting of the Executive's proposed changes.*

<b>HOUSING</b>		
<b>Existing Code/Policy</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
n/a	n/a	Adds a new policy on opportunities for rural affordable housing, with criteria limiting it to 1% of growth in King County, protecting rural character, and at existing levels of service.
The KCCP states that "no new rural neighborhood commercial centers are needed."	Would prohibit creation of new rural neighborhood commercial centers (RNCCs).	Reverts to existing language, stating that no new RNCCs are needed.
The KCCP states that rural towns may contain higher density than the surrounding area and that development density in rural towns "may approach that achieved in Cities in the Rural Area"	Would state that density approaching that achieved in the Cities in the Rural Area would only occur when appropriate infrastructure is available.	Removes language that density may approach that in the Cities in the Rural Area.
Rural Neighborhood Commercial Centers (RNCCs) are zoned either NB, CB, or O and are allowed to have mixed use development of 8 units per acre in NB zones, and 48 units per acre in the CB and O zones.	Would only allow one unit per lot on RNCCs zoned NB, and would not allow any residential use on RNCCs zoned CB or O.	Committee Version: Would allow mixed-use development in RNCCs of 4 dwelling units per acre in the NB, CB, and O zones.  Full Council Striker: Add language that housing in the RNCCs is for workforce housing.
Short subdivisions (2 to 9 lots in the urban area) are reviewed as a Type 2 land use decision.	n/a	Establishes a microsubdivision, which is a 2-lot short subdivision. In the urban area, a microsubdivision is reviewed as a Type 1 land use decision.
n/a	n/a	Limits residential uses in the A zones to farm residences (this use does not include farm worker housing, which remains allowed), and requires them to be accessory to agricultural uses, to put notice on title that it must be occupied by the owner or operator (or family or employee) of an agricultural

		operation, and that they be located on unfarmable land.
In the RA, UR, and R-4 through R-48 zones, "doctor's office/outpatient" is permitted as a reuse of a public school facility and a conditional use when reuse of a surplus nonresidential facility. Permitted in the NB, CB, RB, O.	<i>No changes.</i>	Committee Version: Allow doctor's office/outpatient use as a permitted use in the R-12 through R-48 zones. Allows doctor's office/outpatient use as a permitted use with a reuse of a public school or surplus nonresidential building, or as a conditional use in the RA, UR, and R-4 through R-8 zone zones.  Full Council Striker: Modifies the requirement for a doctor's office/outpatient use in the RA to require a CUP, and to limit the allowance to a reuse of a public school or surplus nonresidential building.
Mobile home parks are not allowed in the R-1 zone, are a conditional use in the R-4 through R-8 zones, and are limited to 6 du/acre in the R-4 and R-6.	<i>No changes.</i>	Committee Version: Allow manufactured home communities as a permitted use in the R-4 through R-8 zones. Change the residential density from 6 to 12 du/acre in these zones.  Full Council Striker: the density is reverted to 6 du/acre in R-4 and R-6 zones in the Vashon Rural Town.
Accessory dwelling units (ADUs) are allowed up to 1,000 square feet of heated area and 1,000 square feet of unheated area.	<i>No changes.</i>	Allows, in the urban area, a detached ADU to have up to 1,500 square feet of heated area, if there is a corresponding decrease to the maximum allowed unheated area. The total square footage of the ADU remains limited to 2,000 square feet.
n/a	Add a regulation that a rural lot with an existing ADU is subdivided, the ADU would be required to be considered the primary unit on the new lot, and no further ADUs could be constructed. This would not apply if the ADUs are built after subdivision.	Committee Version: Remove the regulation.  Full Council Striker: Adds back language that was removed in the Committee Version.
n/a	n/a	Adds a Regenerative Development Demonstration Project, and applies it to four parcels in the Vashon Rural Town. It allows for residential and nonresidential uses, and is applicable for a period of three years, with the possibility of a one-year administrative extension.

<b>INCLUSIONARY HOUSING</b>		
<b>Existing</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
<ul style="list-style-type: none"> <li>The inclusionary housing program is mandatory in the White Center and the Skyway unincorporated activity centers and is voluntary in the rest of North Highline and Skyway-West Hill. Inclusionary housing does not apply to other parts of the County.</li> <li>In the mandatory area, new or substantially improved developments would trigger inclusionary housing requirements.</li> <li>The maximum density for inclusionary housing projects is 200%. Developments that are entirely affordable may receive 200% density, other developments are capped at 150% density with a 50% extra density through TDR purchase.</li> <li>For the mandatory program element, density options are based on AMI, tenure, and percent of units affordable in a development. The following are the minimum percentage of affordable housing required: <ul style="list-style-type: none"> <li>15% for owner occupied at 80% AMI</li> <li>12% for any combination of owner occupied at 80% AMI and rental at 60% AMI</li> <li>10% for rental at 60% AMI</li> <li>7% for rental at 50% AMI</li> </ul> </li> <li>For the voluntary program element, provides density options based on AMI, tenure, and percent of units affordable in a development. The tenure and AMI options are owner-occupied at 80% AMI, any combination of owner-occupied 80% AMI and rental at 60% AMI, rental at 60% AMI, rental at 50%</li> </ul>	<ul style="list-style-type: none"> <li>Repeal the residential density incentive program.</li> <li>The existing voluntary inclusionary housing provisions would be expanded to all of urban unincorporated King County served by sewer and the Snoqualmie Pass and the Vashon Rural Towns. No changes to the mandatory area. No changes to the AMI, tenure, and percentage of affordable units options.</li> <li>Community preference and affirmative marketing requirements would only apply to Skyway-West Hill and North Highline.</li> <li>A Work Plan action would evaluate whether mandatory inclusionary housing and community preference requirements should apply to all of unincorporated King County.</li> </ul>	<ul style="list-style-type: none"> <li>Modifies the voluntary inclusionary housing area to urban unincorporated areas and the Snoqualmie Pass Rural Town that are served by sewer.</li> <li>Modifies when mandatory inclusionary housing requirements are triggered, including raising the exemption to 2 units and changing the applicability threshold to new construction of residential units and alterations, additions, or change of use that adds dwelling units.</li> <li>Modifies the maximum density for inclusionary housing projects to 250% in Skyway-West Hill, 300% in North Highline and all other urban areas, and 225% in Snoqualmie Pass.</li> <li>For the mandatory inclusionary housing program element: <ul style="list-style-type: none"> <li>Modifies the minimum percentage of affordable housing required to 7% for rental at 50% AMI, 10% for owner occupied at 80% AMI, and 10% for rental at 60% AMI, and providing a 150% maximum density.</li> <li>Allows developments to exceed 150% through use of the voluntary inclusionary housing requirements, the purchase of TDRs, the provision of child daycares, and/or if the developer is a public or nonprofit housing agency.</li> <li>In existing buildings undergoing alterations, additions, or a change of use, only requires additional units to be subject to the affordability requirements.</li> <li>Modifies the ratios for studio, two- and three-bedroom affordable units and adds ratios for studios through four-bedroom units.</li> </ul> </li> <li>For the voluntary inclusionary housing program elements as follows: <ul style="list-style-type: none"> <li>Transitions to a bonus unit ratio system based on unit size, occupancy type, and AMI</li> </ul> </li> </ul>

<p>AMI.</p> <ul style="list-style-type: none"> <li>• Provides different ratios for studios, one-, two-, and three-bedroom units.</li> <li>• Provides different dimensional standards for projects meeting the inclusionary housing standards, including height, residential percentage in mixed-use buildings, floor area ratios, parking requirements. Requires an upper-level building step back.</li> <li>• Requires affordable units to be of a similar or larger than market-rate units in the same development.</li> </ul>		<ul style="list-style-type: none"> <li>○ and modifying density bonuses.</li> <li>○ Adds options for rental at 70% AMI, owner occupied at 100% AMI, and four or more bedrooms.</li> <li>○ Allows for a combination of unit size, occupancy type, and AMI levels in a single development.</li> <li>• In addition to the existing dimensional standards, exempts projects meeting the inclusionary housing standards from upper-level step backs, modifies commercial requirements and allowing live-work units outside of the unincorporated activity center, reduces parking ratios for inclusionary housing developments depending on location, and reduces recreational space requirements by 25%.</li> <li>• Allows the director to modify or waive the requirement for similar or larger unit sizes for public or nonprofit agencies.</li> </ul>
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**EMERGENCY HOUSING**

<b>Existing</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
n/a	Add "permanent supportive housing" as a use; prohibits in the R-1 zone; allow in the R-4 through R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allow in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Committee Version: Allow "permanent supportive housing" as a permitted use in the NB zone, and in Rural Towns. Removes landscaping and design requirements exemptions.  Full Council Striker: the allowance in Rural Towns is removed.
n/a	Add "recuperative housing" as a use; prohibits in the R-1 zone; allows in the R-4 through R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allow in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Committee Version: Allow "recuperative housing" as a permitted use in the NB zone, and in Rural Towns. Removes landscaping and design requirements exemption.  Full Council Striker: the allowance in Rural Towns is removed.
n/a	Add "emergency supportive housing" as a use and allow in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Committee Version: Allow "emergency supportive housing" as a permitted use in the NB zone, and in Rural Towns. Allows this use in the R-4 through R-8 zones with a CUP and with development conditions.

		Removes landscaping and design requirements exemption.  Full Council Striker: the allowance in Rural Towns is removed.
n/a	Add "microshelter village" as a use; prohibits in the R-1 zone; allows in the R-4 through R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allow in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Committee Version: Allow "microshelter villages" as a permitted use in the NB zone, and in Rural Towns.  Full Council Striker: Removes the allowance in Rural Towns. Allows a temporary microshelter village with a temporary use permit in the RA zones and in the Snoqualmie Pass and Fall City Rural Towns, up to 25 microshelters, and up to 180 days at a single location. Operational requirements are also added to the Code.
n/a	Add "safe parking" as a use; prohibits in the R-1 zone; allows in the R-4 through R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allow in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Committee Version: Allow "safe parking" as a permitted use in the NB zone, and in Rural Towns.  In the Full Council Striker, the allowance in Rural Towns is removed.
<b>NONRESIDENTIAL USES</b>		
<b>Existing</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
n/a	n/a	Prohibits formula businesses in portions of North Highline and Vashon Rural Town.
Allows community centers depending on the mix of uses proposed.	No changes.	Adds a community center use and allows it in the RA, and R-1 to R-8 zones as a Permitted use when a reuse of a public school facility or surplus nonresidential facility or accessory to a park, or with a conditional use permit (CUP). Allows a community center in the R-12 through R-48, NB, CB, RB, and O zones as a Permitted use.
n/a	n/a	Committee Version: Create "crisis care center" use and allows as follows: <ul style="list-style-type: none"> <li>in the RA zone as a permitted use when reusing a public school building or surplus nonresidential building, or with a CUP on a site at least 4.5 acres and within 1 mile of an interstate.</li> <li>in the R-1 to R-8 zones, as a permitted use when reusing a public school building or surplus</li> </ul>

		<p>nonresidential building, or as a CUP.</p> <ul style="list-style-type: none"> <li>• As a permitted use in the R-12 through R-48 zones, NB, CB, RB, O zones.</li> <li>• As a permitted use in the I zone, limited to the Preston Industrial center.</li> </ul> <p>Full Council Striker: Prohibits this use in RA-2.5, RA-10, RA-20, R, NB, CB, RB, and O zones outside the urban area, and modifies DC 4 to limit the size to 16 beds in the RA zone.</p>
Allows "hospital" use in a surplus nonresidential building with a conditional use permit in the R-1 through R-48 and O zone. Permitted in the CB and RB zone.	No changes.	Allow this use as a permitted use in the R-24 through R-48 zone with development conditions limited to SIC Industries 8063-Psychiatric Hospitals and 8069-Specialty Hospitals, Except Psychiatric.
Sports clubs (such as gyms) require a CUP to locate in the R and UR zones, with limitations on size and scale, and are only allowed when serving a specific residential development or providing supervised programs.	No changes.	<p>Committee Version: Allow "sports clubs" as a permitted use in the UR and R zones if less than 2,500 square feet, with development conditions limiting the size, noise, parking, and hours of operation. Allow up to 10,000 square feet with a conditional use permit.</p> <p>No further changes in the Full Council striker.</p>
General personal services are allowed as a permitted use in the R-4 through R-48 zones with a 5,000 square foot maximum. They must be at the intersection of two public streets and more than a quarter mile from other commercial establishments.	No changes.	<p>Committee Version: Allow "general personal services" as a permitted use in the R-4 through R-8 if less than 2,500 square feet and R-12 through R-48 zones if less than 5,000 square feet. Apply development conditions limiting the size, noise, parking, and hours of operation. Existing locational criteria would be removed.</p> <p>Full Council Striker: This same allowance is allowed for portrait photographic studios. Carpet upholstery cleaning is prohibited in the R zones.</p>
Retail establishments and eating places are allowed as a conditional use in the in the R-4 through R-8 zones, and a permitted use in the R-12 through R-48 zones, with a size limit of 5,000 square feet in all cases, and a requirement of a community meeting in the R-12 through R-48 zones.	No changes.	Committee Version: Allow "department and variety stores," "food stores," "eating and drinking places," "drug stores," "book, stationery, video, and art supply stores," and "florist shops," as a permitted use in the R-4 through R-8 zones with a 1,000 square foot maximum and development conditions limiting drive-throughs, noise, parking and hours of operation. Allow these uses, with a CUP, to raise the

<p>They must be at the intersection of two public streets and more than a quarter mile from other commercial establishments.</p>		<p>size from 1,000 square feet to 2,500 square feet. Allow these uses in the R-12 through R-48 zones as a permitted use, with similar conditions and a maximum size of 5,000 square feet. Existing locational criteria would be removed.</p> <p>No further changes in the Full Council striker.</p>
<p>Retail Nursery, Garden Center, and Farm Supply Stores: are allowed in the A and RA zone up to 2,000 square feet of covered sales as a Permitted use and up to 3,000 square feet with a CUP.</p>	<p>No changes.</p>	<p>Retail Nursery, Garden Center, and Farm Supply Stores are allowed in the A and RA zones, up to 3,500 square feet of covered sales area as a Permitted use, and up to 5,000 square feet with a CUP.</p>
<p>The KCCP contains several policies requiring equity impact review for various energy-related facilities. These requirements are not reflected in the code. These policies were added in 2016 and a Work Plan action called for adding Code provisions.</p>	<p>Combine the various equity impact review policies into one policy, and would add corresponding regulations to the code. The KCCP would require equity impact review for: adding, expanding, or upgrading transmission and distribution lines; siting new gas or hazardous liquid transmission pipelines; or new, modified, or expanded fossil fuel facilities.</p> <p>The equity impact review requirements in code would also apply to nonhydroelectric generation facilities, but not when associated with waste management processes. For hydroelectric generation facilities, the review would be required for smaller-scale hydroelectric generation facilities, but not for larger-scale ones requiring a special use permit.</p>	<p>Committee Version:</p> <ul style="list-style-type: none"> <li>Require equity impact review for all hydroelectric and nonhydroelectric generation facilities.</li> <li>For all applicable uses, the equity impact review would be required for "new, modified, or expanded" facilities.</li> </ul> <p>Full Council Striker: Adds language to state that an equity impact review is only required once the Office of Equity and Racial and Social Justice develops the tool to do so, and limits electric line applicability to construction of new transmission lines in regional utility corridors.</p>
<p>The KCCP states that King County supports innovative technologies to process waste from dairy and other livestock to reduce nutrients and to create other products such as energy and compost in areas that have Agriculture and Rural Area land use designations. Anaerobic digesters fall under the category. However, the code only allows agricultural anaerobic digesters in the A zones. Other digesters fall under the category of "nonhydroelectric generation facility," which requires a conditional or</p>	<p>No changes.</p>	<p>Committee Version: Add a new definition for "anaerobic digester" to replace "agricultural anaerobic digester. Would allow this use:</p> <ul style="list-style-type: none"> <li>In the A and RA zones, as a permitted use with development conditions limiting the type of waste and as an accessory use to a dairy or livestock use. Allowed with a CUP if these limitations cannot be met.</li> <li>In the F, M, NB, CB, RB, O, and I zones with a CUP.</li> <li>In the R and UR zones with a CUP and with development conditions limiting the use for</li> </ul>

special use permit in all zones, in addition to various other requirements such as financial responsibility for explosion and decommissioning.		waste generated on-site.  Full Council Striker: removes the allowance in the M zone, and limits the allowance for NB and CB zones to waste generated on-site.
Animal shelters are considered animal specialty services, which, in the RA zone, require a property of 4.0 acres or more, buildings must be 50 feet from property lines, outdoor exercise areas must be 30 feet from property lines and fenced. These can be exceeded with a conditional use permit.  Conditional use permit required in UR zone; Permitted use in commercial and industrial zones.	No changes	Reduces setback for animal specialty services animal shelters to 25 feet in the RA zone on Vashon-Maury Island, unless a conditional use permit is obtained.  Creates new use, home-based animal shelter, and allows home-based animal shelters to establish in zones where residential accessory uses are allowed, on properties that are 4 acres or more, where the animals are primarily kept indoors, requiring a 20-foot setback from property lines, requiring a fence, and limiting dogs to the number allowed for hobby kennels.

**Daycares**

<b>Existing</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
Two levels of daycares in code: <ul style="list-style-type: none"> <li>Daycare I (12 or fewer individuals); and</li> <li>Daycare II (more than 12 individuals)</li> </ul> For Daycare I: <ul style="list-style-type: none"> <li>Only permitted in the R-1 through R-8 zones when accessory to a residence.</li> <li>Permitted without conditions for R-12 through R-48.</li> <li>Twenty-foot setback for play equipment</li> </ul> For Daycare II: <ul style="list-style-type: none"> <li>Permitted use in RA, UR and R zones as a reuse of a public school facility, or as an accessory use to a school, church, park, sport club or public housing administered by a public agency.</li> <li>Ten feet of Type III landscaping required on street frontages.</li> <li>Twenty feet of Type I landscaping required on interior lot lines when adjacent to residential development.</li> <li>Twenty foot setback for play equipment</li> </ul>	No changes.	Committee Version: Remove all development conditions above for Daycare I and II in the A, RA, UR, R zones, except requirement for 6-foot fencing. Adds a policy that daycares in the rural area and natural resource lands should primarily serve residents of those area.  Full Council Striker: <ul style="list-style-type: none"> <li>Removes the requirement for 6-foot fencing;</li> <li>In the RA zone, prohibits adult daycares, types of daycares that are more educational, and requires the daycare to primarily to service residences of the rural area and natural resource lands; and</li> <li>In the A zones, prohibits adult daycares, types of daycares that are more educational, requires a daycare is to be accessory to an agricultural use and to serve children on the farm, and limits to 30 children.</li> <li>In the urban area, a 125% maximum density option and extra floor area ratio allowance for developments providing child daycares.</li> <li>Strengthens the policy in Chapter 3 to state that</li> </ul>



<ul style="list-style-type: none"> <li>• Arterial access required.</li> <li>• Hours may be limited through CUP.</li> </ul>		<p>daycares shall primarily serve residents of the rural area and natural resource lands.</p>
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**URBAN AREA DEVELOPMENT STANDARDS**

<b>Existing</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
<ul style="list-style-type: none"> <li>• Street and interior setbacks for nonresidential development in residential zones: 30 feet excluding fences and backstops.</li> <li>• Upper-level step backs: For portions of a building above 45 feet, 1 foot of step back for every foot of height up to 15 feet.</li> <li>• Impervious surface for nonresidential uses: 40% in the RA zone, 70% in the UR and the R-1 to R-8 zones, 80% in the R-12 through R-48 zones.</li> <li>• Maximum density is 200%. In Skyway-West Hill and North Highline, this maximum density is through inclusionary housing. Elsewhere in the county, it is through the residential density incentive program or through TDRs.</li> <li>• In North Highline, some areas with R-12 zoning are limited to the height of the R-6 zone under NH-P01.</li> <li>• Floor area ratio: <ul style="list-style-type: none"> <li>○ Nonresidential: 1/1 in NB zone; 1.5/1 in CB zone; 2.5/1 in RB and O zones, 2.5/1 in I zone.</li> <li>○ Mixed-use: 1.5/1 in NB zone; 3.5/1 in CB zones and 4.0/1 in RB and O zones;</li> <li>○ Mixed use with a parking garage: 2.0/1 in NB zone; 4.5/1 in CB zone; and 5.0/1 in RB and O zones.</li> <li>○ Inclusionary housing developments: no limit</li> </ul> </li> <li>• In commercial zones, the street setback is 10 feet and the interior setback from R, UR, and RA zones are 20 feet. This</li> </ul>	<ul style="list-style-type: none"> <li>• Modifies the 200% maximum density to geographies where inclusionary housing applies, consistent with K.C.C. 21A.48. See the inclusionary housing section for the expanded geographies. Repeals the residential density incentive program and limits use of TDR for 10+ units to outside of Skyway-West Hill and North Highline.</li> <li>• Adds a 150% density bonus for developments with less than 10 units and within a ½ mile of a frequent or high-capacity transit stop in the R zones.</li> <li>• Adds parking for duplexes, triplexes, and fourplexes and emergency housing uses.</li> </ul>	<p>Substantive changes in the Full Council Striker, beyond moving requirements from P-Suffix, SDOs or other portions of the code, include:</p> <p>All geographies:</p> <ul style="list-style-type: none"> <li>• Adds street and interior setbacks standards for nonresidential developments in residential zones, including for uses with less than 2,500 sf of floor area, government and institutional uses, battery energy storage systems, regional uses, utility facilities, and all other nonresidential uses.</li> <li>• Changes the upper-level step backs from 15 feet to 10 feet.</li> <li>• Adds impervious surface allowances for the R-4 and R-6 zone for nonresidential developments consistent with existing K.C.C. 21A.12.220. Impervious surface allowances for the R-8 through R-48 are the same for residential and nonresidential uses.</li> </ul> <p>North Highline:</p> <ul style="list-style-type: none"> <li>• Increases the maximum density to 300% for inclusionary housing developments and developments with less than 10 units and within a ½ mile of a frequent or high-capacity transit stop.</li> <li>• Modifies the R-12 residential base height limit from 35 feet (properties subject to p-suffix NH-P01) or 60 feet to 45 feet, and the maximum height limit from between 65 feet to 60 feet. Removes p-suffix NH-P01.</li> <li>• Modifies the floor area ratios for nonresidential developments and mixed-use developments: <ul style="list-style-type: none"> <li>○ Nonresidential: 1/1 in NB zone, 3/1 in CB, RB, O and I zones.</li> <li>○ Mixed-use: 2/1 in NB zone, 4/1 in CB zone, 4.5/1 in RB and O zones.</li> </ul> </li> </ul>

<p>may be modified in North Highline by the urban design standards.</p> <ul style="list-style-type: none"> <li>• Parking ratios vary by use and intensity of use.</li> <li>• The North Highline urban design standards apply to new or substantially improved developments with 6 or more units and the director may waive or modify requirements for inclusionary housing developments.</li> </ul>		<ul style="list-style-type: none"> <li>• Removes upper-level step back requirements for the White Center unincorporated activity center.</li> <li>• Reduces the street setback in commercial zones to 0 feet, except for gas station pumps and projects subject to the North Highline urban design standards.</li> <li>• Reduces the minimum interior setback in commercial zones along residential zones to 10 feet with landscaping.</li> <li>• Adds parking standards specific to the White Center unincorporated activity center, within ½ mile of high capacity or frequent transit, and other areas of North Highline.</li> <li>• Modifies the threshold for the North Highline urban design standards to exclude residential-only developments with less than 10 units or developments with 20% of units affordable to households at or below 70% AMI.</li> </ul> <p>Skyway-West Hill:</p> <ul style="list-style-type: none"> <li>• Increases the maximum density to 250% for inclusionary housing developments.</li> <li>• Modifies the floor area ratios for nonresidential developments and mixed-use developments: <ul style="list-style-type: none"> <li>○ Nonresidential: 1/1 in NB zone, 5/1 in the CB zone, and 3/1 in the RB, O, and I zones.</li> <li>○ Mixed-use: 2/1 in NB zone, 4/1 in CB, RB, and O zones.</li> </ul> </li> </ul> <p>Other Urban Areas:</p> <ul style="list-style-type: none"> <li>• Increases the maximum density to 300% for inclusionary housing developments.</li> <li>• Modifies the floor area ratios for nonresidential developments and mixed-use developments: <ul style="list-style-type: none"> <li>○ Nonresidential: 1/1 in NB zone, 3/1 in CB, RB, O and I zones.</li> <li>○ Mixed-use: 2/1 in NB zone, 3.5/1 in CB zone, 4/1 in RB and O zones.</li> </ul> </li> </ul>
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## RURAL TOWN DEVELOPMENT STANDARDS

Existing	Executive Proposal	Striking Amendment S1
<ul style="list-style-type: none"> <li>• Upper-level step backs: For portions of a building above 45 feet, 1 foot of step back for every foot of height up to 15 feet.</li> <li>• Mobile home park density is 6 du/ac in the R-4 through R-6 zones.</li> <li>• Parking ratios vary by use and intensity of use.</li> <li>• Street and interior setbacks for nonresidential development in residential and rural area zones: 30 feet excluding fences and backstops.</li> <li>• Impervious surface for nonresidential uses: 40% in the RA zone, 70% in the UR and the R-1 to R-8 zones, 80% in the R-12 through R-48 zones.</li> <li>• In Snoqualmie Pass, maximum density is 200% through the residential density incentive program or through TDRs.</li> <li>• In the Vashon Rural Town, the maximum density is:             <ul style="list-style-type: none"> <li>○ Under VS-P29: 8 du/acre</li> <li>○ Under SO-270, 4 du/acre in R-1; 8 du/ac in R-4, 18 du/ac in R-8 or R-12, 18 du/ac in CB.</li> <li>○ All other areas: requirements of the underlying zone</li> </ul> </li> <li>• In the Fall City Rural Town:             <ul style="list-style-type: none"> <li>○ Residential development in the R-4 is limited to 4 du/acre without a minimum density. An interim zoning control expiring January 2, 2025 establishes minimum lot size and setbacks.</li> <li>○ In the CB zone, any development with more than 10 dwelling units must be 10% affordable.</li> </ul> </li> <li>• Floor area ratio:             <ul style="list-style-type: none"> <li>○ Nonresidential: 1/1 in NB zone;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Repeals the residential density incentive program.</li> <li>• Mobile home parks served by sewer can go up to the maximum density for every relocated unit due to a closure of a park elsewhere in the County.</li> <li>• Adds parking for duplexes, triplexes, and fourplexes and emergency housing uses.</li> <li>• In Snoqualmie Pass:             <ul style="list-style-type: none"> <li>○ Add a 150% density option for duplexes purchasing TDRs.</li> <li>○ Add a 200% density option for inclusionary housing, consistent with K.C.C. 21A.48.</li> </ul> </li> <li>• In the Vashon Rural Town:             <ul style="list-style-type: none"> <li>○ VS-29: Remove 8 du/ac density limitation, adds a 36 du/ac maximum density for inclusionary housing.</li> <li>○ Repeal SO-270.</li> <li>○ Apply inclusionary housing consistent with K.C.C. 21A.48.</li> </ul> </li> <li>• In the Fall City Rural Town:             <ul style="list-style-type: none"> <li>○ Adds a p-suffix condition to all R-4 zoned properties, limiting density, setbacks, lot width, on-site sewer, and other standards.</li> <li>○ In the CB zone, removes the 10% affordability requirement for developments with more than 10 units.</li> </ul> </li> </ul>	<p>Substantive changes in the Full Council Striker, beyond moving requirements from P-Suffix, SDOs or other portions of the code, include:</p> <p>All Rural Towns:</p> <ul style="list-style-type: none"> <li>• Changes the upper-level step backs from 15 feet to 10 feet.</li> </ul> <p>Snoqualmie Pass Rural Town:</p> <ul style="list-style-type: none"> <li>• Adds street and interior setbacks standards for nonresidential developments in residential zones, including for uses with less than 2,500 sf of floor area, government and institutional uses, battery energy storage systems, regional uses, utility facilities, and all other nonresidential uses.</li> <li>• Modifies the floor area ratios for nonresidential developments and mixed-use developments:             <ul style="list-style-type: none"> <li>○ Nonresidential: 1/1 in NB zone, 3/1 in CB, RB, and O zones, and 1/1 in the I zone.</li> <li>○ Mixed-use: 2/1 in NB zone, 4/1 in CB and O zones.</li> </ul> </li> </ul> <p>Vashon Rural Town:</p> <ul style="list-style-type: none"> <li>• Lowers base density in the CB and O zones from 48 units/acre to 12 units/acre.</li> <li>• Changes the maximum density for manufactured home communities to 6 du/ac in the R-4 and R-6 and 8 du/ac in the R-8.</li> <li>• Adds street and interior setbacks standards for nonresidential developments in residential zones, including for uses with less than 2,500 sf of floor area, government and institutional uses, battery energy storage systems, regional uses, utility facilities, and all other nonresidential uses.</li> <li>• Removes inclusionary housing bonuses.</li> <li>• Modifies the floor area ratios for nonresidential developments and mixed-use developments:             <ul style="list-style-type: none"> <li>○ Nonresidential: 1/1 in NB zone, 3/1 in CB, RB, and O zones, and 1/1 in the I zone.</li> </ul> </li> </ul>

<p>1.5/1 in CB zone; 2.5.1 in RB and O zones, 1/1 in I zone.</p> <ul style="list-style-type: none"> <li>o Mixed-use: 1.5/1 in NB zone; 3.5/1 in CB zones and 4.0/1 in RB and O zones;</li> <li>o Mixed use with a parking garage: 2.0/1 in NB zone; 4.5/1 in CB zone; and 5.0/1 in RB and O zones.</li> <li>• In the CB, RB, and O zones, the street setback is 10 feet and the interior setback from R, UR, and RA zones are 20 feet. In the I zone, it is 50 feet.</li> </ul>		<ul style="list-style-type: none"> <li>o Mixed-use: 2/1 in NB zone, 4/1 in CB and O zones.</li> <li>• Reduces the parking for houseplexes, townhouses, and apartments to 1 space per unit.</li> </ul> <p>Fall City Rural Town:</p> <ul style="list-style-type: none"> <li>• In the CB zone, increase the maximum density to 8 du/ac when 10% of units are affordable to households at or below 60% AMI for rental.</li> <li>• In the R-4 zone, changes the street setback to 20 feet.</li> <li>• Removes a limitation in new buildings that recreational and cultural land uses, general services land uses, health care and residential care services land uses, government/ business land uses, retail land uses, resource land uses, and regional land uses are only allowed on the ground floor.</li> <li>• Adds street and interior setbacks standards for nonresidential developments in residential zones, including government and institutional uses, battery energy storage systems, regional uses, utility facilities, and all other nonresidential uses.</li> <li>• Modifies the floor area ratios for nonresidential developments and mixed-use developments to 2/1.</li> </ul>
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**RURAL AREA AND NATURAL RESOURCE LANDS DEVELOPMENT STANDARDS**

<b>Existing</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
<ul style="list-style-type: none"> <li>• Street and interior setbacks for nonresidential development in residential zones: 30 feet excluding fences and backstops.</li> <li>• Upper-level step backs: For portions of a building above 45 feet, 1 foot of step back for every foot of height up to 15 feet.</li> </ul>	<p>No changes</p>	<p>Substantive changes in the Full Council Striker, beyond moving requirements from P-Suffix, SDOs or other portions of the code, include:</p> <ul style="list-style-type: none"> <li>• Adds street and interior setbacks standards for nonresidential developments in residential zones, including government and institutional uses, battery energy storage systems, regional uses, utility facilities, and all other nonresidential uses.</li> <li>• Changes the upper-level step backs from 15 feet to 10 feet.</li> </ul>

<b>SNOQUALMIE VALLEY/NORTHEAST KING COUNTY SUBAREA PLAN</b>		
<b>Existing</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
<p>The Fall City Subarea Plan was adopted in 1999 and amended in 2012.</p> <p>The Fall City business district SDO establishes the permitted uses in the CB zoning in Fall City Rural Town.</p> <p>The R-4 area in Fall City is not subject to minimum density requirements, and the maximum density is 4 units per acre.</p>	<p>The Executive transmitted the Snoqualmie Valley/NE King County (SVNEKC) Subarea Plan as a separate ordinance (PO 2023-0439). The ordinance also included code changes to implement the policies in the plan, as well as map amendments.</p> <p>Propose a Fall City Rural Town Residential P-suffix that establishes a minimum lot area, lot width, street setback, interior setback; maximum impervious surface standards; and establishes standards for when a large on-site septic system can be used.</p>	<p>Committee Version:</p> <ul style="list-style-type: none"> <li>• Incorporate changes from Proposed Ordinance 2023-0439 into the main KCCP ordinance.</li> <li>• In the subarea plan: <ul style="list-style-type: none"> <li>○ Add a new policy regarding Indian tribal coordination to support cultural resources.</li> <li>○ Add policy direction that Rural Towns are a place to locate programs and developments for housing stability and affordable housing.</li> <li>○ Add policy direction that increased housing supply as a goal for workforce housing, and middle housing as a tool, in the Snoqualmie Pass Rural Town.</li> <li>○ Add a new policy regarding evaluation of the North Fork of the Snoqualmie River and main stem of the Tolt River as a Wild and Scenic River.</li> <li>○ Add a new policy calling for further development of, and connections to, the Snoqualmie Valley Trail.</li> <li>○ Add policy direction to connect to specific populations to services, including people aged 62 and over, veterans, and people with disabilities.</li> <li>○ Add a new policy to consider designating Preston-Fall City Road as a historic or scenic corridor.</li> <li>○ Add a new policy to explore alternatives to driving to Snoqualmie Pass, especially during the winter.</li> <li>○ Add a new policy supporting consideration of the movement of freight from agriculture and forest-based industries in planning.</li> </ul> </li> <li>• In the map amendments: <ul style="list-style-type: none"> <li>○ In the Fall City business district special district overlay: add additional allowed uses, to create more consistency with the CB zoning countywide; prohibit nonresidential uses from being on the upper floors; limit</li> </ul> </li> </ul>

		<p>residential density to 4 dwelling units per acre, and up to 6 dwelling units per acre if affordable housing is provided.</p> <ul style="list-style-type: none"> <li>o Convert the Executive's transmitted Fall City Rural Town Residential P-suffix into a special district overlay; Add a base height of 25 feet and a maximum height of 35 feet.</li> </ul> <p>Full Council Striker, in the subarea plan:</p> <ul style="list-style-type: none"> <li>• Removes a policy on coordination and collaboration with Indian tribes. This policy is moved to the KCCP.</li> <li>• Modifies a policy about housing at the Snoqualmie Pass Rural Town from encouraging "increased housing supply" to "workforce housing."</li> <li>• Adds a policy for support of existing manufactured home communities.</li> <li>• Modifies a policy to advocate for funding for connections to Snoqualmie Valley Trail.</li> <li>• Modifies a policy to specify the types of improvements to pedestrian connections between businesses in Fall City.</li> <li>• Removes a policy considering Preston-Fall City Road as a historic or scenic corridor.</li> <li>• Modifies a policy to look for opportunities for assisting local businesses, and in collaboration with the Snoqualmie Tribe, cities, and local organizations.</li> </ul>
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**MAP AMENDMENTS (not captured elsewhere)**

<b>Existing</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
North Highline zoning was most recently modified in 2022.	No changes.	<ul style="list-style-type: none"> <li>• Modifies the land use designation from "um" (Urban Residential, Medium) to "uh" (Urban Residential, High), and zoning from R-6 to R-12, R-6 to R-18, R-12 to R-18, R-18 to R-48, and R-24 to R-48, for portions of North Highline.</li> </ul>
Vashon-Maury Island zoning was most recently modified in 2017.	The Executive proposed a number of changes to the zoning on Vashon-Maury Island, captured in Map Amendments 9 through 20.	<ul style="list-style-type: none"> <li>• Changes the zoning of R-1 parcels to R-4.</li> <li>• Changes the zoning of one parcel from I to RA-5 (there already is a land use change from "rt"</li> </ul>

(Rural Town) to "os" (Open Space).

**WORK PLAN ACTIONS**

<b>Existing</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
<p>Existing Work Plan actions have been completed.</p>	<p>The Executive's transmittal includes a number of Work Plan actions to further the policies in the KCCP.</p>	<p>Committee Version: Add the following Work Plan actions:</p> <ul style="list-style-type: none"><li>• Update the Rural Economic Strategies, last updated in 2014.</li><li>• Update Wireless Communications Code to align with federal law and best practices.</li><li>• Update Surface Water Management Code prior to adoption of the 2026 Surface Water Design Manual.</li><li>• Develop a strategic plan for the Fish Passage Program, and to update the program's ten-year workplan and public facing materials, as suggested by a recent audit of the program.</li><li>• Evaluate multiple ways to remove barriers to affordable housing. This includes:<ul style="list-style-type: none"><li>○ Reducing permitting timelines for affordable housing development;</li><li>○ Reducing or waiving permit application and inspection fees for affordable housing;</li><li>○ Developing pre-approved plans for accessory dwelling units;</li><li>○ Aligning the King County Code with recent changes to the State Environmental Policy Act, including the categorical exemption for housing development;</li><li>○ Encouraging owners of derelict and unoccupied buildings and vacant land to redevelop their property; and</li><li>○ Allowing Multifamily Housing Tax Exemption program in unincorporated King County (this was already proposed by the Executive under a separate work plan item and would be incorporated into the larger report)</li></ul></li><li>• Evaluate regulations for Short Term Rentals.</li><li>• Update the Vashon-Maury Island Groundwater Protection Special District Overlay.</li></ul> <p>Full Council Striker:</p>

		<ul style="list-style-type: none"> <li>• Splits the Surface Water Management action into two phases.</li> <li>• Adds a Legacy Business Program action.</li> <li>• Adds timelines to all actions.</li> </ul>
<b>SUBAREA, COMMUNITY NEEDS LIST, AND COMMUNITY SERVICE AREA PLANNING</b>		
<b>Existing</b>	<b>Executive Proposal</b>	<b>Striking Amendment S1</b>
Subarea plans are reviewed as part of the subarea planning program in Chapter 11 of the KCCP, and are separately allowed if initiated by Motion.	No changes.	Subarea plans are only done through the subarea planning program in Chapter 11 of the KCCP.