

**2024 King County Comprehensive Plan
Proposed Ordinance 2023-0440
Pass/Fail Summary of Amendments
December 10, 2024 Council Meeting**

At the December 10, 2024 Council Meeting, the Council took action and passed Proposed Ordinance 2023-0440, adopting the 2024 Comprehensive Plan. The following amendments were offered:

#	PAGE/LINE	EFFECT	SPONSOR	Disposition
S1	n/a	Striking Amendment S1 (see effect statement or summary of changes)	Perry	PASS
1	Page 21 Line 452	Subarea Planning. Modifies the code and policy requirements for subarea plans, to require that the subarea plans for urban area modify the land use designations and zoning classifications to meaningfully and substantially increase residential density to accelerate housing production.	Dembowski	NOT OFFERED
1B	Page 21 Line 452	Subarea Planning. Modifies the code and policy requirements for subarea plans, to require that the subarea plans for the urban area modify the land use designations and zoning classifications to meaningfully and substantially increase residential density to accelerate housing production.	Dembowski	PASS
2	Page 87 Line 1822	Technical. Makes technical corrections to Striking Amendment S1, including: <ul style="list-style-type: none"> - Engrossing changes made by Ordinance 19857, which established the 2025 permit review fees, and Ordinance 19872, which made changes to the permit review process. - Clarifying that maximum density applies to dwelling units and not sleeping units, with the same language as applies to base density. - Correcting the title of the Personal Services and <u>Temporary</u> Lodging land use table. - Corrects a reference to the notice required for TDR receiving sites. - Correcting cross references, chapter names, typographical errors, and formatting. 	Perry	PASS
3	Page 226 Line 4899	Industrial Uses. This amendment makes the following changes: <ul style="list-style-type: none"> - Deletes the proposed definition of "Industrial Use." Industrial Use would be undefined, as is the case today. - Modifies the Permitted Use tables to moves uses that had been reorganized into an "Industrial Uses" table back to the tables where they are located in the current code, and updates references to the industrial uses table and categorization of these uses as "industrial uses" elsewhere in the code, such as the Vashon, North Highline, and Skyway-West Hill specific code sections.. Development conditions 	Perry/ Balducci	PASS

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		<p>for these uses are unchanged from the striking amendment and executive transmittal, except as noted below.</p> <ul style="list-style-type: none"> - For Construction and Trade: no substantive changes. Moves it to a different use table. - Warehousing and Wholesale Trade: no substantive changes. Moves it to a different use table. - Log Storage: The condition requiring compliance with trail corridor provisions when located in the RA zone was inadvertently removed in the striking amendment. It would be added back in this line amendment. However, the trail corridor provisions apply regardless of the specific condition here. Also moved to a different use table. - Transportation Services: no substantive changes. Moves it to a different use table. - Trucking and Courier Service: no substantive changes. Moves it to a different use table. - Freight and Cargo Service: no substantive changes. Moves it to a different use table. - Miscellaneous Equipment Rental: no substantive changes. Moves it to a different use table. - Research, Development, and Testing: no substantive changes. Moves it to a different use table. - Heavy Equipment and Truck Repair: no substantive changes. Moves it to a different use table. - Fossil Fuel Facility: no substantive changes. Moves it to a different use table. <p>Other changes, unrelated to the move from one use table to another, were made in the striking amendment and are maintained in this line amendment:</p> <ul style="list-style-type: none"> o Changes were made in the striking amendment to require certain conditions be met in order to approve a fossil fuel facility (see subsection 27.f. of striking language), to align with the requirements of existing KCCP Policy F-334f. This change is maintained in the line amendment. o Additionally, changes were made to only require an equity impact review once the equity impact review tool has been developed by the County. This change is maintained in the line amendment. 		

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		<ul style="list-style-type: none"> o Ordinance 19824 was adopted between transmittal and publication of the striking amendment. This section is updated in the striking amendment to recognize that, and this is maintained in the line amendment. - Drycleaning Plants: no substantive changes. Moves it to a different use table. - Industrial Launderers: no substantive changes. Moves it to a different use table. - Theatrical Production Services: no substantive changes. Moves it to a different use table. - Removes all changes made to the zoning code section on the rural Industrial zones and within the density and dimension standards for the rural area commercial and industrial zones, reverting to the existing code. - Removes other cross references from "industrial uses" to "manufacturing uses" in the landscaping code, parking code, and the shoreline code. - Modifies a portion of Policy R-338 to return to the existing language, which requires that new industrial development in the rural area meet certain requirements. The striking amendment had modified the language to apply only to industrial-zoned properties. - Modifies the Work Plan action related to the Rural Economic Strategies update to include evaluation of industrial uses in the rural area. <p><i>Requires Title Amendment.</i></p>		
3.5	Page 228 Line 4947	<p>North Highline Design Standard applicability</p> <p>Revises the applicability section of the North Highline urban design standards as follows:</p> <ul style="list-style-type: none"> - Changes the requirement from "new and substantially improved development" to "new buildings and substantial improvements to developments" to use defined terms in K.C.C. chapter 21A.06. - Adds a provision stating that when exterior modifications are proposed, only the portions of the building being modified are subject to the design standards. - Exempts mobile vendors from meeting the design standards. - Adds a definition of mobile vendors. - Limits the pre-application and community meeting requirements to new buildings and substantially improvements to developments. 	Mosqueda	PASS

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Proposed Ordinance 2023-0440
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December 10, 2024 Council Meeting**

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4	Page 246 Line 5321	Rural Neighborhood Commercial Centers. This amendment would modify the maximum density for the NB, CB, and O zones in RNCCs to 4 dwelling units per acre, including residential densities in historic buildings.	Perry/ Balducci	PASS
5	Page 247 Line 5338	Community Centers. This amendment would: <ul style="list-style-type: none"> - Modify the standards for community centers in the RA zone, including removing an allowance for a community center to be a permitted use. A community center would require a CUP and be limited to the RA-10 zone, as a reuse of a surplus nonresidential facility or accessory, be within 1,000 feet of a Rural Town, and owned and operated by a public agency or nonprofit. - Modify the standards in the R zones by allowing the use to be permitted in the urban area (only as a reuse of public school or nonresidential facility, or accessory to a park) and a conditional use in the rural towns, and not permitted elsewhere in the rural area. - Modify the standards in the NB, CB, and O zones by allowing the use to be permitted in the urban area, conditional use in the rural towns, and not permitted elsewhere in the rural area. Where specific rural town standards (CB zone in Vashon and CB zone in Fall City) supersede K.C.C. 21A.08.040, the provisions are also added to those specific areas. 	Perry/ Balducci	PASS
6	Page 263 Line 5635	Social Services/Health Care Uses. This amendment would modify the allowances for the following uses: Doctor's Office/Outpatient Clinic: <ul style="list-style-type: none"> - Add back community meeting requirement when a doctor's office/outpatient clinic is a reuse of a public school facility in the R-4 to R-48 zones in a rural town, where it would also be allowed a Permitted use. - Add back requirement that doctor's office/outpatient clinics in the R-4 to R-48 zones outside of the urban area comply with K.C.C. 21A.12.250 (which would no longer be repealed), which requires: <ul style="list-style-type: none"> o The use to be within ¼ mile of a rural town, unincorporated activity center, community business center or neighborhood business center and less than one mile from another commercial establishment; o To be located either in an existing single detached residence, or in a mixed-use development where 100% of the units are affordable to households with 	Perry/ Balducci	PASS

**2024 King County Comprehensive Plan
Proposed Ordinance 2023-0440
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December 10, 2024 Council Meeting**

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		<p>incomes at or below 60% AMI and on-site supportive services are provided;</p> <ul style="list-style-type: none"> o Maximum on-site parking is 2 spaces per 1,000 square feet and required parking is not located between the building and the street; o Sign and landscaping requirements are met. <p>Nursing and Personal Care Services:</p> <ul style="list-style-type: none"> • Removes an allowance for nursing and personal care facilities to be a Permitted use in the R-12 through R-48, NB, and O zones when outside the urban area. • Adds back conditional use permit option for nursing and personal care facilities in the R-12 through R-48 zones. • Removes an allowance for nursing and personal care facilities to be allowed in the R-4 through R-8 zones outside the urban area. <p>Other Residential Care:</p> <ul style="list-style-type: none"> • Adds back an existing allowance for other residential care uses in the R-12 through R-48 zones in a rural town: <ul style="list-style-type: none"> o As a permitted use, either as a reuse of a public school facility or surplus nonresidential facility, and with a preapplication community meeting; or o With a CUP. <p><i>Requires Title Amendment.</i></p>		
7a	Page 271 Line 5790	<p>Commercial uses in Residential zones. This amendment would make the following changes:</p> <p>Sports clubs:</p> <ul style="list-style-type: none"> - In the RA zone, remove specific conditions for amplified noise and hours of operation limitations, which would instead be reviewed during the conditional use permit process. - Outside the urban area, in the R-1 through R-48, and NB zones: <ul style="list-style-type: none"> o Remove an allowance for sports clubs as a Permitted use. o As a Conditional use: <ul style="list-style-type: none"> ▪ Add back a requirement for bulk and scale to be compatible with the character of the area. ▪ Remove specific conditions for amplified noise and hours of operation 	Perry/ Balducci	PASS

**2024 King County Comprehensive Plan
Proposed Ordinance 2023-0440
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December 10, 2024 Council Meeting**

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		<p>limitations, which would instead be reviewed during the conditional use permit process.</p> <ul style="list-style-type: none"> ▪ Add back a requirement limiting the use to residents of a specified residential development or sports clubs providing supervised instructional or athletic programs. <p>Beauty and Barber Shops; Shoe Repair Shops; Laundry, Cleaning, and Garment Services; Drycleaners and Garment Pressing; and Portrait Photographic Studios:</p> <ul style="list-style-type: none"> - Outside of the urban area, the R-4 through R-8 zones: <ul style="list-style-type: none"> o Remove an allowance for these uses, when less than 2,500 sf in size, to be a Permitted use with conditions. o Add back an allowance for these uses, when less than 5,000 sf in size and subject to K.C.C. 21A.12.230, to be a Conditional use. o Add back an allowance for these uses, with no size limitation, when subject to K.C.C. 21A.12.250, to be a Conditional use. - Outside of the urban area, in the R-12 through R-48 zones: <ul style="list-style-type: none"> o Remove an allowance for these uses, when less than 5,000 sf in size, to be a Permitted use with conditions. o Add back an allowance for these uses, when less than 5,000 sf in size and subject to K.C.C. 21A.12.230, to be a Conditional use. o Add back an allowance for these uses, with no size limitation, when subject to K.C.C. 21A.12.250, to be a Conditional use. <p>Department and Variety Stores; Food Stores; Book, Stationery, Video, and Art Supply Stores; and Florist Shops:</p> <ul style="list-style-type: none"> - Outside of the urban area, in the R-4 through R-8 zones: <ul style="list-style-type: none"> o Remove an allowance for these uses, when less than 1,000 sf in size, to be a Permitted use with conditions. o As a Conditional use: <ul style="list-style-type: none"> ▪ Add back in a requirement to comply with K.C.C. 21A.12.230. ▪ Increase the size limitation from 2,500 sf back to 5,000 sf. - Outside of the urban area, in the R-12 through R-48 zone, as a Permitted use: <ul style="list-style-type: none"> o Add back in a requirement to comply with K.C.C. 21A.12.230 and a community meeting requirement. 		

**2024 King County Comprehensive Plan
Proposed Ordinance 2023-0440
Pass/Fail Summary of Amendments
December 10, 2024 Council Meeting**

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		<ul style="list-style-type: none"> o Remove provisions that would prohibit on drive-throughs, limit amplified noise, and limit the hours of operation. <p>Eating And Drinking Places and Drug Stores:</p> <ul style="list-style-type: none"> - Outside of the urban area, in the R-4 through R-8 zone: <ul style="list-style-type: none"> o Remove an allowance for these uses, when less than 1,000 sf in size, to be a Permitted use with conditions. o As a Conditional use: <ul style="list-style-type: none"> ▪ Add back in a requirement to comply with K.C.C. 21A.12.230 and a community meeting requirement. ▪ Increase the size limitation from 2,500 sf back to 5,000 sf. o Remove provisions that would allow, as a Conditional use, an eating and drinking place, and prohibit drive-throughs of eating and drinking places larger than 200 sf and prohibit them at the intersection of an arterial, limit amplified noise, and limit the hours of operation. - Outside of the urban area, in the R-12 through R-48 zone, as a Permitted use: <ul style="list-style-type: none"> o Remove provisions that would prohibit on drive-throughs of eating and drinking places larger than 200 sf and not at the intersection of an arterial, limit amplified noise, and limit the hours of operation. o Add back in a requirement to comply with K.C.C. 21A.12.230 and a community meeting requirement. <p>K.C.C. 21A.12.230:</p> <ul style="list-style-type: none"> - Removes the repeal of K.C.C. 21A.12.230 and makes technical corrections to K.C.C. 21A.12.230. K.C.C. 21A.12.230 concerns the maximum size limitation, location, minimum spacing requirements, parking, building and roofline modulation, and other design standards for personal services and retail use in the R-4 through R-48 zones outside the urban area. <p><i>Use if Amendment 3 passes.</i></p> <p><i>Requires Title Amendment.</i></p>		
7b	Page 271 Line 5790	<p>Commercial uses in Residential zones.</p> <p>Same effect as 7a but if Amendment 3 fails.</p>	Perry/ Balducci	NOT OFFERED

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		<p><i>Use if Amendment 3 fails.</i></p> <p><i>Requires Title Amendment.</i></p>		
8	Page 409 Line 8140	<p>North Highline Design Standards. Revises the applicability section of the North Highline urban design standards as follows:</p> <ul style="list-style-type: none"> - Changes the requirement from “new and substantially improved development” to “new buildings and substantial improvement” to use defined terms in K.C.C. chapter 21A.06. - Adds a provision stating that when exterior modifications do not meet the threshold of substantial improvements, only the modifications are subject to the design standards. - Exempts mobile vendors from meeting the design standards. 	Mosqueda	NOT OFFERED
9		Not used.		
10	Page 472 Line 9267	<p>Inclusionary Housing in Vashon Rural Town. Applies the Inclusionary Housing Program to the Vashon Rural Town, including:</p> <ul style="list-style-type: none"> - Allowing a maximum density of 200% with inclusionary housing; - Prohibiting the use of TDRs for additional density on Vashon consistent with K.C.C. chapter 21A.37; - Prohibiting off-site affordable housing units under the alternative compliance section; and - Adding parking standards. 	Mosqueda	PASS
11a	Pg 518 Line 10156	<p>Update to 21A.12.250. Removes the repeal of K.C.C. 21A.12.250, removes reference to personal services uses, states that these regulations only apply in the R-zones outside of the urban area, and makes technical corrections and clarifying edits to K.C.C. 21A.12.250.</p> <p><i>Use if Amendment 6 passes and Amendments 7a or 7b fail.</i></p> <p><i>Requires Title Amendment.</i></p>	Perry/ Balducci	NOT OFFERED
11b	Pg 518 Line 10156	<p>Update to 21A.12.250. Removes the repeal of K.C.C. 21A.12.250, removes reference to doctor's office/outpatient use, states that these regulations only apply in R-zones</p>	Perry/ Balducci	NOT OFFERED

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		outside the urban area, and makes technical corrections and clarifying edits to K.C.C. 21A.12.250. <i>Use if Amendment 7a or 7b passes and Amendment 6 fails.</i> <i>Requires Title Amendment.</i>		
11c	Pg 518 Line 10156	Update to 21A.12.250. Removes the repeal of K.C.C. 21A.12.250, states that these regulations only apply in R-zones outside the urban area and makes technical corrections and clarifying edits to K.C.C. 21A.12.250. <i>Use if amendment 6 and 7a or 7b passes.</i> <i>Requires Title Amendment.</i>	Perry/ Balducci	PASS
12	Page 680 Line 13056	Home Occupations. Would require, for home occupations and home industries, that the dwelling unit be the primary residence of the owner of the business.	Zahilay	PASS
13	Att A Page 3-22 Line 1118	Public Agency Infrastructure investment. Modifies Policy R-333 to state that agencies providing services in the Rural Area and Natural Resource Lands have standards that shall not "require an urban level of infrastructure" in addition to "substantial investment" or "encourage urban development."	Dembowski/ Zahilay/ Perry	PASS
14	Att A Page 3-23 Line 1205	Infrastructure with rural industrial uses. Modifies Policy R-338 to removes proposed changes in the transmittal that would prohibit any substantial investment in infrastructure relating to rural industrial uses. Industrial uses would instead need to be sized to avoid public funding of the infrastructure.	Perry	PASS
15	Att A Page 12-36 Line 1760	Work Plan Action 14 Vashon-Maury Island water systems. Modifies Work Plan Action 14 to change the focus from the County doing a comprehensive analysis of water systems on Vashon-Maury Island, to requiring that the Executive update Title 13 and require that water plans submitted to the County include additional information on climate change impacts, greywater systems, groundwater capacity, prioritization of water shares for affordable housing, and coordination with Group B water systems that share the same aquifer.	Mosqueda	PASS
16	Att I Page 263	Green Energy Overlay. Removes two parcels from the green energy special district overlay. These parcels have recently been acquired by King County Parks for the	Von Reichbauer	PASS

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December 10, 2024 Council Meeting**

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	Line 2278	purpose of open space land.		
T1	Page 1 Line 1	Conforms the title to Striking Amendment S1.	Perry	NOT OFFERED
T2	Page 1 Line 1	Conforms the title to Striking Amendment S1 and Amendments 3, 6, and 7a.	Perry	PASS