

Committee Code Section	Committee Code #	Where Committee DC applies	Committee DC #	Committee Development Condition Text	New DC #	New DC Text	Where the New DC Applies (see far right filtering options)	NH R	SWH R	Urban R	SP/V R	Rural/ NRL	NH C/I	SWH C/I	Urban C/I	SP/V C/I	Rural/ NRL C/I	Fall City	Comments	
																				<p>Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns</p>
Residential	21A.1 2.030	Base Density R and RA	15.	15. Density applies only to dwelling units and not to sleeping units.	1	1. Density applies only to dwelling units and not to sleeping units.	Base Density All Zones	x	x	x	x	x						x	No change. This is New 1.a. in Fall City.	
Commercial	21A.1 2.040	Base Density NB, CB, O	1.	1. ((In the RB zone on property located within the Potential Annexation Area of a rural city, this density is not allowed.)) For properties with a designation of rural neighborhood commercial center through the application of mixed-use development standards. Such properties shall not exceed this base density except under subsection B.2.c. of this section.	1	1.a. Density applies only to dwelling units and not to sleeping units. b. This density is allowed for a mixed-use development on a property with a designation of rural neighborhood commercial center.	Base Density All Zones										x		Adds the note about sleeping units and dwelling units (previously only applied to residential zones but per Exec should apply to commercial zones) and clarifying edits. The latter half of Committee 1 ("Such properties shall not exceed this base density except under subsection B.2.c. of this section.") is deleted because it is covered by Committee 2.c. , which is now New 1.b. , to streamline conditions. They both cover instances RNCCs.	
Commercial	21A.1 2.040	Base Density NB, CB, RB, O	2.	2. These densities are allowed only in: a. the urban area and rural towns through the application of mixed-use development standards; ((and,)) b. ((in)) the NB zone on property in the urban area designated commercial outside of center, for stand-alone townhouse development; and c. ...	1	1.a. Density applies only to dwelling units and not to sleeping units. b. These densities are allowed only for mixed-use developments.	Base Density All Zones										x	x	Adds the note about sleeping units and dwelling units and clarifying edits based on the geographies. Note that Committee 2.c. is covered in a different row in this table as it applies to the rural area only. In the rural towns and rural area, "standalone townhouses on property in the urban area" doesn't apply. Committee 2.b. is not applied in SPV and FC. See separate row for urban areas.	
Commercial	21A.1 2.040	Base Density NB, CB, RB, O	2.	2. These densities are allowed only in: a. the urban area and rural towns through the application of mixed-use development standards; ((and,)) b. ((in)) the NB zone on property in the urban area designated commercial outside of center, for stand-alone townhouse development; and c. ...	1	1.a. Density applies only to dwelling units and not to sleeping units. b. These densities are allowed only: (1) for mixed-use developments; or (2) standalone townhouses on property zoned NB and designated commercial outside of center.	Base Density All Zones						x	x	x				Adds the note about sleeping units and dwelling units and clarifying edits based on the geographies this note now applies to (urban areas). Note that Committee 2.c. is covered in a different row in this table as it applies to the rural area only. In the rural towns and rural area, "standalone townhouses on property in the urban area" doesn't apply. New 1.b.(2) is not applied in SPV and FC.	
Residential	21A.1 2.030	Max Density	1.	1. ((This maximum density may be achieved- e)) Only through the application of: a. ((residential density incentives in accordance with K.C.C. chapter 21A.34 or)) transfer((s)) of development rights in accordance with K.C.C. chapter 21A.37, ((or any combination of density incentive or density transfer)) except for properties within the Skyway-West Hill or North Highline subarea geographies; ((or)) b. ((for properties within the Skyway West Hill or North Highline community service area subarea geographies, only as provided in the)) the inclusionary housing ((regulations)) program in K.C.C. chapter 21A.48; c. K.C.C. 21A.08.030.B.12.; or d. development of nine or fewer units on a site located within a half-mile walkshed of a high-capacity or frequent transit stop as mapped by the Metro transit department.	2	2. This maximum density is allowed in the following circumstances: a. for a duplex through a transfer of development right in accordance with K.C.C. 21A.08.030.B.12.; b. for a development with nine or fewer units through a transfer of development rights; or c. for a development with nine or fewer units on a site located within a half-mile walkshed of a high-capacity or frequent transit stop as mapped by the Metro transit department.	Max Density 150% R-4, R-6, R-8, R-12, R-24, R-48	x	x	x										Edits to address clarity and reflect the Executive's intent: for Committee 1 is to allow 150% density under 3 situations: a) less than 9 du with TDR, b) less than 9 du within 1/2 mile of transit, and c) duplex with TDR purchase. Committee 1.a. was not clear in the existing code, because it states that TDR purchases are allowed but did not include the 9 du limitation. This was revised in the new text to reflect the 9 du number. The subnote Committee 1.b. regarding IH is removed, because they can go up to a higher density and it wasn't necessary to add the note at every density option. Committee 1.c. was clarified to state that it applies to duplexes. New 2 is narrowed to Sno Pass ("allowed in the following circumstances in the Snoqualmie Pass Rural Town") because the notes can't apply on Vashon (duplex allowance is only in Sno Pass and TDRs can't be purchased) and to remove the 1/2 mile transit option b/c of transit service. In NH, New 2.c. is not in this 150% max density, it is in New 3.b. the 300% max density.

Committee Code Section	Committee Code #	Where Committee DC applies	Committee DC #	Committee Development Condition Text	New DC #	New DC Text	Where the New DC Applies (see far right filtering options)	NH R	SWH R	Urban R	SP/V R	Rural/ NRL	NH C/I	SWH C/I	Urban C/I	SP/V C/I	Rural/ NRL C/I	Fall City	Comments	
Commerical	21A.1 2.040	Base Density NB, CB, RB, O	2.	2. These densities are allowed only in: ... <u>c. the rural area outside of rural towns on historic properties within existing buildings listed in the National Register of Historic Places or designated as a King County landmark, for multiunit residential uses.</u>	2	2. This maximum density is allowed within existing buildings listed in the National Register of Historic Places or designated as a King County landmark, for multiunit residential uses.	Max Density All Zones											x		Clarifying edits. Committee 2.c. is now New 2 for Rural/NRL zones. This note is deleted from the urban areas and the rural towns because Committee 2.c. only applied to the rural area.
Commerical	21A.1 2.040	Max Density NB, CB, RB, O (150% oprion)	3.	3. ((These densities may only be achieved)) Only through the application of: a. ((for properties within the Skyway West Hill or North Highline community service area subarea geographies, as provided in)) the inclusionary housing ((regulations)) program in K.C.C. chapter 21A.48; or b. ((for all other properties, through the application of residential density incentives or)) transfer of development rights ((in mixed use developments and,)) in accordance with K.C.C. chapter 21A.37, except for properties within the Skyway-West Hill or North Highline subarea geographies; ((in the NB zone on property in the urban area designated commercial outside of center, for stand alone townhouse development. See K.C.C. chapters 21A.34 and 21A.37.))	2	2. This maximum density is allowed in the following circumstances: a. for a mixed-use development with nine or fewer units through a transfer of development rights; or b. for a mixed-use development with nine or fewer units on a site located within a half-mile walkshed of a high-capacity or frequent transit stop as mapped by the Metro transit department. NH 2. This maximum density is allowed for a mixed-use development with nine or fewer units through a transfer of development rights. SP/V 2. This maximum density is allowed for a mixed-use development with nine or fewer units through a transfer of development rights in the Snoqualmie Pass Rural Town.	Max Density 150% NB, CB, RB, O						x	x	x	a	only in Sno Pas s no Vas hon		Committee 3.a. was removed from the lower maximum density option (150% in the committee version). It is maintained in the highest maximum density option. This is intended to remove duplication, because this note doesn't need to be stated at every level of density. With the proposed voluntary IH regulations, developers can choose how many affordable units they provide, up to the 300% maximum density option. Committee 3.b./New 2.a. was clarified to cover the TDR allowance for 9 or fewer dwelling units. This is intended to match the Executive's intent: "The same requirements for the use of TDR would apply outside SWH and NH. TDR could be used alone for developments with 9 or fewer units and TDR could be used with IH for developments with 10 or more units." New 2.b. was applied to provide the same transit density bonus as the residential zones. This condition (and the 200% maximum density) is not applied to the rural commercial zones because these notes are inapplicable in these areas. In NH, New 2.b. is not in this 150% max density, it is in New 3.b. the 300% max density. Because a development can't purchase TDR in Vashon, only New 2 applies to Snoqualmie Pass.	

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Commercial	21A.12.040	Max Density A	19.	19. On a site zoned A with a building designated as a county landmark in accordance with the procedures in K.C.C. 20.62.070, additional dwelling units in excess of the maximum density may be allowed under K.C.C. 21A.12.042.	2	2. On a site with a building listed in the National Register of Historic Places or designated as a King County landmark in accordance with K.C.C. 20.62.070, additional dwelling units in excess of the base density may be allowed provided that all dwelling units are: a. located within the historic building; and b. limited to a maximum of five, subject to approval by the historic preservation officer and, where required, review and approval by the landmarks commission in accordance with K.C.C. 20.62.080.	Base Density RA, A					x							Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns New 2 pulls in the code from 21A.12.042 and repeals that section of code. "On a site zoned A or RA with a building designated as a county landmark in accordance with the procedures in K.C.C. 20.62.070, the number of dwelling units allowed may exceed what would otherwise be allowed under K.C.C. 21A.12.030 as follows: A. All dwelling units shall be located within the historic building; and B. No more than five dwelling units shall be allowed, subject to approval by the historic preservation officer and, where required, review and approval by the landmarks commission in accordance with the procedures in K.C.C. 20.62.080."
Residential	21A.12.030	Max Density RA	28.	28. On a site zoned RA with a building listed in the National Register of Historic Places, additional dwelling units in excess of the maximum density may be allowed under K.C.C. 21A.12.042.	2	2. On a site with a building listed in the National Register of Historic Places or designated as a King County landmark in accordance with K.C.C. 20.62.070, additional dwelling units in excess of the base density may be allowed provided that all dwelling units are: a. located within the historic building; and b. limited to a maximum of five, subject to approval by the historic preservation officer and, where required, review and approval by the landmarks commission in accordance with K.C.C. 20.62.080.	Base Density RA, A					x							New 2 pulls in the code from 21A.12.042 and repeals that section of code. "On a site zoned A or RA with a building designated as a county landmark in accordance with the procedures in K.C.C. 20.62.070, the number of dwelling units allowed may exceed what would otherwise be allowed under K.C.C. 21A.12.030 as follows: A. All dwelling units shall be located within the historic building; and B. No more than five dwelling units shall be allowed, subject to approval by the historic preservation officer and, where required, review and approval by the landmarks commission in accordance with the procedures in K.C.C. 20.62.080."
	Fall City Commercial SO-260	21A.38.260	Max Density FC	a. Residential density is limited to four dwelling units per acre, <u>except that the density may be increased to six dwelling units per acre if ((For any building with more than ten dwelling units,)) at least ten percent of the dwelling units ((shall be classified as)) are affordable to households at or below eighty percent area median income for ownership or sixty percent area median income for rental ((under 21A.34.040F.1));</u>	2	2. This maximum density may be achieved when at least ten percent of the total dwelling units are affordable to households at or below eighty percent AMI for ownership or sixty percent AMI for rental.	Max Density CB zone											x	The du/ac number and associated text was moved into the dimensional table . This New 2 would cover the maximum density.
Residential	21A.12.030	Max Height R-12, R-18, R-24, R-48	18.	18. ((See K.C.C. 21A.12.085.)) <u>Only through application of:</u> a. inclusionary housing regulations in accordance with K.C.C. chapter 21A.48; or b. transfer of development rights in accordance with K.C.C. chapter 21A.37, except for properties within the Skyway-West Hill or North Highline subarea geographies.	3	3. This maximum is allowed in the following circumstances: a. for a development with nine or fewer units on a site located within a half-mile walkshed of a high-capacity or frequent transit stop as mapped by the Metro transit department; or b. through the inclusionary housing program in K.C.C. chapter 21A.48.	Max Density R-4, R-6, R-8, R-12, R-18, R-24, R-48	x											Consolidate with Committee 27 . Committee 18 applied to max height for R-12 through R-48 zones. Exec staff emailed on 8/19 after an exchange on this condition stating "It seems likely that provision 14.b(2) should be deleted." (14.b.2. is the numbering in the exec transmittal, 18.b.2. is in the committee version). It is deleted in the New 3 . For NH, New 3 includes the 9 du for transit density to be eligible for the 300% bonus that was formerly in Committee 1 . This note is broadened to cover both the density increase and the height increase related to inclusionary housing for SP. The upper-level step back is in New 11 .
Commercial	21A.12.040	Max Height SP	20.	20. This maximum height allowed only for properties ((within the Skyway-West Hill or North Highline community service area subarea geographies, if meeting the requirements of)) in the Snoqualmie Pass Rural Town developed with inclusionary housing under K.C.C. chapter 21A.48.	3	3. This maximum may be achieved through the inclusionary housing program in K.C.C. chapter 21A.48 in the Snoqualmie Pass Rural Town.	Max Density, Max Height CB Sno Pass									x			This note is broadened to cover both the density increase and the height increase related to inclusionary housing for SP. The upper-level step back is in New 11 .
Residential	21A.12.030	Max Density RA	20.	20. This density may only be achieved on RA-2.5 zoned parcels receiving density from rural forest focus areas through a transfer of density credit ((pursuant to)) under K.C.C. chapter 21A.37.	3	3. This density may only be achieved on RA-2.5 zoned parcels receiving density from rural forest focus areas through a transfer of development rights under K.C.C. chapter 21A.37.	Max Density RA-2.5					x							Updates the transfer of development rights terminology.

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Commerical	21A.1 2.040	Max Density CB, RB, O (200%)	16.	16. Only through the application of: a. ((For properties within the Skyway West Hill or North Highline community service area subarea geographies, only as provided in)) the inclusionary housing ((regulations in)) program in K.C.C. chapter 21A.48 ((:)); or b. ((For all other properties, only for mixed-use development through the application of residential density incentives under K.C.C. chapter 21A.34 or the)) transfer of development rights <u>affordable housing pilot program ((under))</u> in the urban area and rural towns in accordance with K.C.C. ((chapter)) 21A.37.130.A.2. ((In the RB zone on property located within the Potential Annexation Area of a rural city, this density is not allowed.))	3	3. This maximum is allowed for a mixed-use development through the inclusionary housing program in K.C.C. chapter 21A.48.	Max Density NB, CB, RB, O (highest density option - varies by geography)							x	x				<p>Consolidated with Committee 15. TDR for AH is removed from this condition because it's one option for a reduced price, not a bonus or special allowance to use TDR that isn't already in code. No changes to the TDR provisions in 21A.37 - developers that qualify can purchase those special TDRs when meeting the rest of the zoning code.</p> <p>This condition (and the 200% allowed with that condition) is not applied to the rural commercial zones because these notes are inapplicable in these areas.</p> <p>For NH, New 3 includes the 9 du for transit density to be eligible for the 300% bonus that was formerly in Committee 1. New 14 (design standards) applies to the CB zone.</p>
Commerical	21A.1 2.040	Max Density CB, RB, O (200%)	16.	16. Only through the application of: a. ((For properties within the Skyway West Hill or North Highline community service area subarea geographies, only as provided in)) the inclusionary housing ((regulations in)) program in K.C.C. chapter 21A.48 ((:)); or b. ((For all other properties, only for mixed-use development through the application of residential density incentives under K.C.C. chapter 21A.34 or the)) transfer of development rights <u>affordable housing pilot program ((under))</u> in the urban area and rural towns in accordance with K.C.C. ((chapter)) 21A.37.130.A.2. ((In the RB zone on property located within the Potential Annexation Area of a rural city, this density is not allowed.))	3	3. This maximum is allowed in the following circumstances: a. for a mixed-use development through the inclusionary housing program in K.C.C. chapter 21A.48; or b. for a mixed-use development with nine or fewer units on a site located within a half-mile walkshed of a high-capacity or frequent transit stop as mapped by the Metro transit department.	Max Density NB, CB, RB, O (highest density option - varies by geography)						x						<p>Consolidated with Committee 15. TDR for AH is removed from this condition because it's one option for a reduced price, not a bonus or special allowance to use TDR that isn't already in code. No changes to the TDR provisions in 21A.37 - developers that qualify can purchase those special TDRs when meeting the rest of the zoning code.</p> <p>This condition (and the 200% allowed with that condition) is not applied to the rural commercial zones because these notes are inapplicable in these areas.</p> <p>For NH, New 3 includes the 9 du for transit density to be eligible for the 300% bonus that was formerly in Committee 1. New 14 (design standards) applies to the CB zone.</p>
Residential	21A.1 2.030	Max Height R-12, R-18, R-24, R-48	18.	18. ((See K.C.C. 21A.12.085.)) Only through application of: a. <u>inclusionary housing regulations in accordance with K.C.C. chapter 21A.48; or</u> b. <u>transfer of development rights in accordance with K.C.C. chapter 21A.37, except for properties within the Skyway-West Hill or North Highline subarea geographies.</u>	3	3. This maximum is allowed through the inclusionary housing program in K.C.C. chapter 21A.48. SP/V: 3. This maximum may be achieved through the inclusionary housing program in K.C.C. chapter 21A.48 in the Snoqualmie Pass Rural Town.	Max Density R-4, R-6, R-8, R-12, R-18, R-24, R-48		x	x	x								<p>Consolidate with Committee 27. Committee 18 applied to max height for R-12 through R-48 zones. Exec staff emailed on 8/19 after an exchange on this condition stating "It seems likely that provision 14.b.(2) should be deleted." (14.b.2. is the numbering in the exec transmittal, 18.b.2. is in the committee version). It is deleted in the New 3.</p> <p>For NH, New 3 includes the 9 du for transit density to be eligible for the 300% bonus that was formerly in Committee 1. Consolidate with Committee 18.</p>
Residential	21A.1 2.030	Max Density R zones 200%	27	27. Only through the application of: a. ((For properties within the Skyway West Hill or North Highline community service area subarea geographies, only in accordance with the)) the inclusionary housing ((regulations)) program in K.C.C. chapter 21A.48 ((:)); or b. ((For all other properties, only in accordance with K.C.C. 21A.34.040.F.1.g., F.6.)) the transfer of <u>development rights affordable housing pilot program in accordance with K.C.C. 21A.37.130.A.2.</u>	3	3. This maximum is allowed through the inclusionary housing program in K.C.C. chapter 21A.48. SP/V: 3. This maximum may be achieved through the inclusionary housing program in K.C.C. chapter 21A.48 in the Snoqualmie Pass Rural Town.	Max Density R-4, R-6, R-8, R-12, R-18, R-24, R-48		x	x	x								<p>27.b. is deleted for clarity. It is one option to reduce the price of TDR, not a special zoning allowance. Those developments that use the affordable housing pilot program would qualify for inclusionary housing. No changes to the TDR provisions in 21A.37 - developers that qualify can purchase those special TDRs when meeting the rest of the zoning code.</p> <p>For NH, New 3 includes the 9 du for transit density to be eligible for the 300% bonus that was formerly in Committee 1.</p> <p>For SP/V, applies only to Snoqualmie Pass. No inclusionary</p>

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Commercial	21A.1 2.040	Max Density NB (200%) Max Height NB, CB, RB, O	15.a.	15.((a. For properties within the Skyway West Hill or North Highline community service area subarea geographies, e))Only through the application of ((as provided in)) the inclusionary housing ((regulations)) program in K.C.C. chapter 21A.48. b. For all other properties, only as provided for walkable communities under K.C.C. 21A.34.040.F.8. well served by transit or for mixed use development through the application of rural area and residential density incentives under K.C.C. 21A.34.040.F.1.g.))	3	3. This maximum is allowed in the following circumstances: a. for a mixed-use development through the inclusionary housing program in K.C.C. chapter 21A.48; or b. for a mixed-use development with nine or fewer units on a site located within a half-mile walkshed of a high-capacity or frequent transit stop as mapped by the Metro transit department.	Max Density NB, CB, RB, O (highest density option - varies by geography)						x						Consolidated with Committee 16 . This condition (and the maximum density allowed with that condition) is not applied to the rural commercial zones because these notes are inapplicable in these areas. For NH, New 3 includes the 9 du for transit density to be eligible for the 300% bonus that was formerly in Committee 1. New 14 (design standards) applies to the CB zone.
Commercial	21A.1 2.040	Max Density NB (200%) Max Height NB, CB, RB, O	15.a.	15.((a. For properties within the Skyway West Hill or North Highline community service area subarea geographies, e))Only through the application of ((as provided in)) the inclusionary housing ((regulations)) program in K.C.C. chapter 21A.48. b. For all other properties, only as provided for walkable communities under K.C.C. 21A.34.040.F.8. well served by transit or for mixed use development through the application of rural area and residential density incentives under K.C.C. 21A.34.040.F.1.g.))	3	3. This maximum is allowed for a mixed-use development through the inclusionary housing program in K.C.C. chapter 21A.48.	Max Density NB, CB, RB, O (highest density option - varies by geography)							x	x				Consolidated with Committee 16 . This condition (and the maximum density allowed with that condition) is not applied to the rural commercial zones because these notes are inapplicable in these areas. For NH, New 3 includes the 9 du for transit density to be eligible for the 300% bonus that was formerly in Committee 1. New 14 (design standards) applies to the CB zone. For SP/V, see separate row.
Residential	21A.1 2.030	Min Density All zones	2.	2. Also see K.C.C. 21A.12.060 and K.C.C. 21A.12.085.	4	4. The minimum density shall be calculated consistent with K.C.C. 21A.12.060 and K.C.C. 21A.12.087.	Min Density All Zones	x	x	x	x								Combines Committee 4 with Committee 12 , which cites the same codes (085 references 087). There are more provisions to minimum density besides weighted average slope, so it is broadened to cover minimum density generally. 21A.12.085 is being repealed and folded into 21A.12.060 and 21A.12.070.
Residential	21A.1 2.030	Min Density R-4, R-6, R-8	12.	12. For purposes of calculating minimum density, the applicant may request that the minimum density factor be modified based upon the weighted average slope of the net buildable area of the site in accordance with K.C.C. 21A.12.087.	4	4. The minimum density shall be calculated consistent with K.C.C. 21A.12.060 and K.C.C. 21A.12.087.	Min Density All Zones	x	x	x	x								Combines Committee 4 with Committee 12 , which cites the same codes (085 references 087). There are more provisions to minimum density besides weighted average slope, so it is broadened to cover minimum density generally. 21A.12.085 is being repealed and folded into 21A.12.060 and 21A.12.070.
Commercial	21A.1 2.040	Setback	5.	5. Gas station pump islands shall be placed no closer than twenty-five feet to street front lines.	4	4. Gasoline service station pump islands shall be placed no closer than twenty-five feet to street property lines.	Setback All Zones						x	x	x	x	x	x	Corrects gasoline service station terminology. Not permitted in the RA, A, F, and M zones and excluded from the Rural NRI RA/NRI zones table.
Residential	21A.1 2.030	Setback Street and Interior All zones	3.	3. These standards may be modified under the provisions for zero-lot-line and townhouse developments.	5	5. These standards may be modified under the provisions for zero-lot-line and townhouse developments in K.C.C. chapter 21A.14.	Setback Street and Interior All Zones	x	x	x	x								Edits to clarify where in the code the provisions are.
Commercial	21A.1 2.040	Setback	7.	7. Required on property lines adjoining ((rural area and residential)) RA, UR, and R zones.	5	5.a. Required on property lines adjoining RA, UR, and R zones.	Setback Interior NB, CB, RB, O, I							x	x	x	x	x	Delete RA and/or UR where appropriate for the geography. In SWH, in the CB zone, this note does not apply because SO-050: "d. minimum setbacks of the underlying zoning are waived"
Commercial	21A.1 2.040	Setback	18.	18. Required on property lines adjoining ((rural area and residential)) RA, UR, and R zones only for a social service agency office reusing a residential structure in existence on January 1, 2010.	5	5.d. Required on property lines adjoining RA and R zones only for a social service agency office reusing a residential structure in existence on January 1, 2010.	Setback Interior NB						x	x	x	x	x		In NH, in CB, NB, RB, and O, this note is for 10 feet (reduced). This is 5.b. in SP/V and Rural/NRL tables.

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Residential	21A.1 2.030	Setback RA	9	9.a. Residences shall have a setback of at least one hundred feet from any property line adjoining A, M, or F zones or existing extractive operations. However, residences on lots less than one hundred fifty feet in width adjoining A, M, or F zones or existing extractive operations shall have a setback from the rear property line equal to fifty percent of the lot width and a setback from the side property equal to twenty-five percent of the lot width. b. Except for residences along a property line adjoining A, M, or F zones or existing extractive operations, lots between one acre and two and one-half acres in size shall conform to the requirements of the R-1 zone and lots under one acre shall conform to the requirements of the R-4 zone.	5	5.a. Residences shall have a setback of at least one hundred feet from any property line adjoining A, M, or F zones or existing extractive operations. However, residences on lots less than one hundred fifty feet in width adjoining A, M, or F zones or existing extractive operations shall have a setback from the rear property line equal to fifty percent of the lot width and a setback from the side property equal to twenty-five percent of the lot width. b. Except for residences along a property line adjoining A, M, or F zones or existing extractive operations, lots between one acre and two and one-half acres in size shall conform to the requirements of the R-1 zone and lots under one acre shall conform to the requirements of the R-4 zone.	Setback Street and Interior RA					x							No change.
Commercial	21A.1 2.040	Setback	7	7. Required on property lines adjoining (rural area and residential) RA, UR, and R zones.	5	5.a. Required on property lines adjoining R zones with Type I landscaping consistent with K.C.C. 21A.16.040.	Setback Interior CB, RB, O (10 ft), I (20 ft)						x						Delete RA and/or UR where appropriate for the geography. In SWH, in the CB zone, this note does not apply because SO-050: "d. minimum setbacks of the underlying zoning are waived"
Commercial	21A.1 2.040	Setback	8	8. Required on property lines adjoining (rural area and residential) RA, UR, and R zones for industrial uses established by conditional use permits.	5	5.b. Required on property lines adjoining R zones for industrial uses established by conditional use permits.	Setback Interior I (50 ft)						x	x					In NH, in CB, NR, RB, and O, this note is for 10 feet (reduced). Delete RA and/or UR where appropriate for the geography. In the SP/V and R/NRL, this condition does not apply because the rural industries standards set the setback at 50 feet.

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																				Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns
Commercial	21A.1 2.040	Setback	8.	8. Required on property lines adjoining (rural area and residential) RA, UR, and R zones for industrial uses established by conditional use permits.	5	5.b. Required on property lines adjoining RA, UR, and R zones for industrial uses established by conditional use permits.	Setback Interior I (50 ft)								x					Delete RA and/or UR where appropriate for the geography. In the SP/V and R/NRL, this condition does not apply because the rural industries standards set the setback at 50 feet.
Commercial	21A.1 2.040	Setback Interior NB	14.	14. Required on property lines adjoining (rural area and residential) RA, UR, and R zones unless a stand-alone townhouse development on property designated commercial outside of center in the urban area is (proposed to be located) adjacent to property upon which an existing townhouse development is located.	5	5.c. Required on property lines adjoining R zones unless a standalone townhouse development on property designated commercial outside of center is adjacent to a property developed with an existing townhouse development.	Setback Interior NB						x	x	x					Consolidate with Committee 7 and 8 . Not applied in the rural NB zone for the SPV and R/NRL tables since this applies to urban areas only.
Residential	21A.1 2.030	Setback Driveway R-4, R-6, R-8, R-12, R-18, R-24, R-48	8.	8. At least twenty linear feet of driveway shall be provided between any garage, carport, or other fenced parking area and the street property line. The linear distance shall be measured along the center line of the driveway from the access point to such garage, carport, or fenced area to the street property line.	6	6. The setback distance shall be measured along the center line of the driveway from the access point to such garage, carport, or fenced area to the street property line.	Setback Street All Zones	x	x	x	x								x	A new row in the table was added for "Minimum Street Setback for Garages, Carport, or Fenced Parking" with 20 feet listed in the cells. This note was revised to clarify measurement methods. Not applied in the RA because the setback for garages is 20 feet, and the minimum setback is 30 feet for the RA zone
Commercial	21A.1 2.040	FAR	9.	9. The floor-to-lot ratio for (mixed-use) <u>mixed-use</u> developments shall conform to K.C.C. chapter 21A.14 or (if meeting the requirements of) K.C.C. chapter 21A.48.	6	6. Developments under the inclusionary housing program in K.C.C. chapter 21A.48 shall not be subject to a floor area ratio maximum.	FAR All Zones						x	x	x	x				Clarifying edits pulling in the standards from K.C.C. 21A.48. K.C.C. 21A.14.130 is proposed to be repealed and folded into the dimensional table with additional revisions. Mixed-use and nonresidential is broken into two sections in the table.
Commercial	21A.1 2.040	Setback Interior and Street A-10, A-35, and F	4.	4.a. in the F zone, scaling stations may be located thirty-five feet from property lines. Residences shall have a setback of at least thirty feet from all property lines. b. for lots between one acre and two and one-half acres in size, the setback requirements of the R-1 zone shall apply. For lots under one acre, the setback requirements of the R-4 zone shall apply. (e. for developments consisting of three or more single detached dwellings located on a single parcel, the setback shall be ten feet along any property line abutting R-1 through R-8, RA, and UR zones.)	6	6.a. For lots between one acre and two and one-half acres in size, the setback requirements of the R-1 zone shall apply; b. For lots under one acre, the setback requirements of the R-4 zone shall apply; and c. In the F zone, scaling stations shall be located thirty-five feet and residences shall be set back thirty feet from property lines.	Setback Street and Interior A-10, A-35, and F					x								Reordered for clarity.
Residential	21A.1 2.030	Max Height R-4, R-6, R-8	14.	14. This maximum height is only allowed as follows: a. (in R-6 and R-8 zones) for a building with a footprint built on slopes exceeding a fifteen percent finished grade; (and) b. (in R-18, R-24 and R-48 zones: (1) for properties within the Skyway West Hill or North Highline community service area subarea geographies, only if meeting the requirements of) <u>through the inclusionary housing regulations in accordance with K.C.C. chapter 21A.48; or ((2) for all other properties, using residential density incentives and transfer of density credits in accordance with this title.)</u> c. A structure may exceed the base height if one additional foot of street and interior setback is provided for each foot above the base height.	7	7. This maximum height is allowed in the following circumstances: a. for a building on slopes exceeding a fifteen percent finished grade; b. through the inclusionary housing regulations in accordance with K.C.C. chapter 21A.48; or c. for a structure that provide one additional foot of street and interior setback for each foot above the base height.	Max Height 45-ft height limit R-4, R-6, R-8	x	x	x	x									Revisions for clarity. New 7 applies to the max height for mixed-use in the R-4 to R-8. For nonresidential development, New 7.a. covers R-6 and R-8 for max height up to 45 feet (Committee 14 did not specify a different height limit between nonresidential and residential uses) and New 7.b. and 7.c. do not apply because inclusionary housing is not nonresidential, and the 75' height limit is covered under New 8 . In the urban areas and Sno Pass/Vashon, New 7.c. applies to the R-1.

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Comme rcial	VS-P29, SO-270	Vashon Town Core		EXEC TRANSMITTAL VS-P29: (**Residential density for mixed use development in Community Business zone shall not exceed eight units per acre.) If affordable housing units in a mixed use development are provided under K.C.C. Chapter 21A.48, the maximum density shall be thirty-six dwelling units per acre. EXISTING SO-260: d. any mixed use development in the Community Business (CB) zone that contains a residential component may develop up to a maximum density of eighteen dwelling units per acre;	7	7.a. This base density applies to the Vashon Rural Town. b. This base density applies to the Snoqualmie Pass Rural Town.	Base Density CB 12 du/ac (V) 48 du/ac (SP)										x		This note is added to reflect limited density in the Vashon Rural Town.
Fall City CB	21A.3 8.260	Max Height CB FC	3	b. Buildings are limited to two floors, plus an optional basement; c. The elevation of the ground floor may be elevated a maximum of six feet above the average grade of the site along the front facade of the building; d. If the ground floor is designed to accommodate non((-)residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ((ADA)) ramps; e. If the ground floor is designed to accommodate non((-)residential space, the height of the ceiling, as measured from finished floor, shall be no more than eighteen feet; and f. Building height shall not exceed forty feet, as measured from the average grade of the site along the front facade of the building.	7	7.a. Buildings are limited to two floors, plus an optional basement; b. The elevation of the ground floor may be elevated a maximum of six feet above the average grade of the site along the front facade of the building; c. If the ground floor is designed to accommodate nonresidential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ramps; and d. If the ground floor is designed to accommodate nonresidential space, the height of the ceiling, as measured from finished floor, shall be no more than eighteen feet.	Max Height CB FC											x	No change. Committee SDO-260 3.f. is moved into the dimensional table in the height row.
Comme rcial	21A.1 2.040	Max Height NB, CB, RB, O	6.	6. This maximum height allowed only for: a. mixed-use developments; and b. ((for)) stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area.	7	7. This maximum height allowed only for: a. mixed-use developments; and b. stand-alone townhouse development in the NB zone on property designated commercial outside of center.	Max Height NB only					x	x	x					Clean up.

Acronyms:
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C/I indicates commercial/industrial table, and
SP/V indicates the Snoqualmie Pass and Vashon Rural Towns

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Residential	21A.1 2.030	Height Each zone	4.a.	<p>4.a. (Portions of a) A nonresidential structure may exceed the base height if one additional foot of street and interior setback is provided for each foot above the base height (limit). The following restrictions apply:</p> <p>(1) for netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges, the maximum height shall not exceed seventy-five feet, except for recreation or multiuse parks, where the maximum height shall not exceed one hundred twenty-five feet, unless a golf ball trajectory study requires a higher fence. All such netting, fencing, and support structures are exempt from the additional interior setback requirement, regardless of whether located in a recreation or multiuse park;</p> <p>(2) properties ((within the Skyway-West Hill or North Highline community service area subarea geographies)) with inclusionary housing developed in accordance with K.C.C. chapter 21A.48 shall not increase height through this method; and</p> <p>(3) for all other structures, the maximum height achieved through this method shall not exceed seventy-five feet.</p> <p>b. Accessory dwelling units and accessory living quarters shall not exceed base heights, except that this requirement shall not apply to accessory dwelling units constructed wholly within an existing dwelling unit.</p>	8	<p>8.a. Portions of a nonresidential structure may exceed the base height if one additional foot of street and interior setback is provided for each foot above the base height.</p> <p>b. Netting, fencing, and related support structures used to contain golf balls on a golf course or golf driving range are exempt from additional interior setback requirements. In recreation and multiuse parks, golf ball netting, fencing and related support structures shall not exceed one-hundred twenty-five feet, unless a golf ball trajectory study requires a higher fence.</p>	Max Height Nonresidential R-4, R-6, R-8, R-12, R-18, R-24, R-48	x	x	x	x	x								<p>Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns</p> <p>New 8 is the same for both commercial and residential tables. Edits made for clarity. It does not apply in Fall City, since the height in both the residential and commercial areas are capped.</p> <p>Committee 4.a.(2) is deleted because the IH height is covered under Committee 3 and Committee 7. Committee 4.a.(3) is deleted because it is redundant - the height limit in the table is 75 feet - it does nto need to be restated again.</p> <p>Committee 4.b. is deleted since accessory uses and living quarters are regulated more specifically in 21A.08.</p>
Commercial	21A.1 2.040	Nonresidential Height	10.	<p>10. Portions of a structure may exceed the base height if one additional foot of street and interior setback is provided for each foot above the base height, up to a maximum of seventy-five feet. The following restrictions apply:</p> <p>a. (for) netting or fencing, and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges(the maximum height shall not exceed seventy five feet. All such netting, fencing, and support structures) are exempt from the additional interior setback requirement; and</p> <p>b. properties ((within the Skyway West Hill or North Highline community service area subarea planning geographies)) with inclusionary housing developed in accordance with K.C.C. chapter 21A.48 shall not increase height through this method ((e. mixed use developments outside the Skyway West Hill or North Highline community service subarea geographies are not subject to a height restriction when using this method; and</p> <p>d. for all other structures, the maximum height achieved through this method shall not exceed seventy five feet)).</p>	8	<p>8.a. Portions of a nonresidential structure may exceed the base height if one additional foot of street and interior setback is provided for each foot above the base height.</p> <p>b. Netting, fencing, and related support structures used to contain golf balls on a golf course or golf driving range are exempt from additional interior setback requirements. In recreation and multiuse parks, golf ball netting, fencing and related support structures shall not exceed one-hundred twenty-five feet, unless a golf ball trajectory study requires a higher fence.</p>	Max Height Nonresidential All Zones						x	x	x	x	x		<p>New 8 is the same for both commercial and residential tables. Edits made for clarity.</p> <p>It does not apply in Fall City, since the height in both the residential and commercial areas are capped.</p>	

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	Fall City Residential	21A.38.xx	Fall City R-4 Zone	9. The maximum height is thirty-five feet only for: a. buildings with pitched roofs with a minimum slope of six over twelve; or b. duplexes and houseplexes within two-hundred and fifty feet of the Fall City business district special district overlay in K.C.C. 21A.38.260.	8	Maximum Height: 35 ft 8. The maximum height is thirty-five feet only for: a. buildings with pitched roofs with a minimum slope of six over twelve; or b. duplexes and houseplexes within two-hundred and fifty feet of the CB zone.	Max Height R-4 FC												x	Revised cross reference to "CB zone". This is moved from the proposed SO language for the R-4 into the dimensional table .
Residential	21A.12.030	Impervious surface All zones	5.	5. Applies to each individual lot. Impervious surface area standards for: a. Regional uses shall be established at the time of permit review; b. Nonresidential uses in (rural area and residential) RA, UR, and R zones shall comply with K.C.C. 21A.12.120 and 21A.12.220; c. Individual lots in the R-4 through R-6 zones that are less than nine thousand seventy-six square feet in area shall be subject to the applicable provisions of the nearest comparable R-6 or R-8 zone; and d. A lot may be increased beyond the total amount (permitted) allowed in this chapter subject to approval of a conditional use permit.	9	9. The impervious surface maximum applies to each individual lot. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control. Impervious surface area standards for: a. individual lots in the R-4 through R-6 zones that are less than nine thousand seventy-six square feet in area shall be subject to the applicable provisions of the nearest comparable R-6 or R-8 zone; b. a lot may be increased beyond the total amount allowed in this chapter subject to approval of a conditional use permit; and c. regional uses shall be established at the time of permit review.	Impervious Surface All Zones	x	x	x	x									Combines Committee 5 and 26 together. See New 12 for nonresidential uses
Residential	21A.12.030	Impervious Surface All Zones	26.	26. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control.	9	9. The impervious surface maximum applies to each individual lot. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control. Impervious surface area standards for: a. individual lots in the R-4 through R-6 zones that are less than nine thousand seventy-six square feet in area shall be subject to the applicable provisions of the nearest comparable R-6 or R-8 zone; b. a lot may be increased beyond the total amount allowed in this chapter subject to approval of a conditional use permit; and c. regional uses shall be established at the time of permit review.	Impervious Surface All Zones	x	x	x	x									Combines Committee 5 and 26 together. See New 12 for nonresidential uses

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Residential	21A.1 2.030	Impervious Surface All Zones	26.	26. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control.	9	9. The impervious surface maximum applies to each individual lot. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control. Impervious surface area standards for: a. a lot may be increased beyond the total amount allowed in this chapter subject to approval of a conditional use permit; and b. regional uses shall be established at the time of permit review.	Impervious Surface All Zones					x								<p>Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns</p> <p>Combines Committee 5 and 26 together. See New 12 for nonresidential uses</p> <p>In the Rural/NRL zones, sub a is deleted as it applies only in the R-4 and R-6 and is inapplicable.</p>
Commercial	21A.1 2.040	Impervious Surface All Zones	13.	13. The impervious surface area for any lot may be increased beyond the total amount (permitted) <u>allowed</u> in this chapter subject to approval of a conditional use permit.	9	9. The impervious surface area may be increased beyond the total amount allowed in this chapter subject to approval of a conditional use permit.	Impervious Surface All Zones						x	x	x	x	x			Removed "for any lot"

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Residential	21A.12.030	Impervious Surface All Zones	26.	26. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control.	9	9.a. The impervious surface maximum applies to each individual lot. Impervious surface does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to locate features over which the applicant does not have control. Impervious surface area standards for a lot with a detached garage set back further from the street than the footprint of the residence may be increased five percent for driveway access; and b. A lot may be increased beyond the total amount allowed in this chapter subject to approval of a conditional use permit.	Impervious Surface All Zones												x	Combines Committee 5 and 26 together. For Fall City, any of the development conditions that conflicts with the impervious surface maximum is eliminated due to the SDO ("The maximum impervious surface is forty percent. An additional five percent may be granted for driveway access to a detached garage set back further from the street than the footprint of the residence;"). New 9.a. reflects the Committee SDO. New 9.b. reflects Committee 5.d. and was maintained because it does not conflict with/is not superceded with the maximum impervious surface limit.
n/a	n/a	n/a	n/a		10	10. This maximum density is allowed for developments with for child daycares provided under 10. This maximum density is allowed for developments with child daycares under section xxx of this ordinance. 10. Additional floor area ratio is allowed for developments with child daycares under section xxx of this ordinance.	Max Density (125%) R-4, R-6, R-8, R-12, R-18, R-24, R-48 and FAR (CB, NB, RB, O)	x	x	x			x	x	x					New code provision based on new daycare section added to 21A.12.
Commercial	21A.12.040	Setback M zone	12.	12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.	10	10. Setback requirements in the mineral zone are established in K.C.C. 21A.22.060.	Setback M Zone					x								Clarifying edits
Residential	21A.12.030	Base/Max Height	25.	25. For cottage housing developments only: a. The base height is twenty-five feet. b. Buildings that have pitched roofs with a minimum slope of six over twelve may achieve a maximum height of thirty feet at the ridge of the roof.	11	11. For cottage housing developments only: a. the base height is twenty-five feet; and b. buildings that have pitched roofs with a minimum slope of six over twelve may achieve a maximum height of thirty feet at the ridge of the roof.	Base and Max Height	x	x	x	x								x	No change.

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Commercial	21A.1 2.040	Max Height All Zones	17.a.	17.((a. For properties within the Skyway West Hill or North Highline community service area subarea geographies, only as provided in the inclusionary housing regulations in K.C.C. chapter 21A.48. b. For all other properties, only for mixed use development through the application of residential density incentives under K.C.C. chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37.)) Except for the White Center unincorporated activity center, ((H))upper-level setbacks are required for any facade facing a pedestrian street for any portion of the structure greater than forty-five feet in height. The upper-level setback shall be at least one foot for every two feet of height above forty-five feet, up to a maximum required setback of fifteen feet. The first four feet of horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters shall be ((permitted)) allowed in required setbacks. ((In the RB zone on property located within the Potential Annexation Area of a rural city, this density is not allowed.))	11	11. Upper-level step backs are required for any facade facing a pedestrian street for any portion of the structure greater than forty-five feet in height. The upper-level step back shall be at least one foot for every two feet of height above forty-five feet, up to a maximum of ten feet. The first four feet of horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters are allowed in required step backs.	Max Height All Zones							x	x		x		<p>Changed step back from 15 feet to 10 feet.</p> <p>Committee 17 had also applied to resource zones, but it's not carried over in the new code because the 75 ft one-to-one height-to-setback ratio is the only option for this height maximum and its duplicative ("portions of nonresidential structures").</p>
Commercial	21A.1 2.040	Max Height step back Vashon	22.	<u>22. Properties in Vashon Rural Town shall have a maximum height limit of three stories. Floors above two stories shall be set back an additional ten feet from the street property line in this section.</u>	11	11.b. In the Vashon Town Core, as adopted in the Vashon-Maury Island Community Service Area Subarea Plan in Attachment H to this ordinance, the maximum height limit is three floors. Upper-level step back are required for any building façade above the second floor and facing a public street. The upper-level step back shall be at least ten feet from the street property line.	Max Height All Zones										x		<p>Reworded to match the format of the other upper-story step back notes.</p> <p>The height limits in the table are removed</p>
Commercial	21A.1 2.040	Max Height All Zones	17.a.	17.((a. For properties within the Skyway West Hill or North Highline community service area subarea geographies, only as provided in the inclusionary housing regulations in K.C.C. chapter 21A.48. b. For all other properties, only for mixed use development through the application of residential density incentives under K.C.C. chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37.)) Except for the White Center unincorporated activity center, ((H))upper-level setbacks are required for any facade facing a pedestrian street for any portion of the structure greater than forty-five feet in height. The upper-level setback shall be at least one foot for every two feet of height above forty-five feet, up to a maximum required setback of fifteen feet. The first four feet of horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters shall be ((permitted)) allowed in required setbacks. ((In the RB zone on property located within the Potential Annexation Area of a rural city, this density is not allowed.))	11	11.a. In the Snoqualmie Pass Rural Town, upper-level step backs are required for any building facade facing a pedestrian street greater than forty-five feet in height. The upper-level step back shall be at least one foot for every two feet of height above forty-five feet, up to a maximum of ten feet. The first four feet of horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters are allowed in required step backs.	Max Height All Zones										x		<p>Changed step back from 15 feet to 10 feet.</p> <p>In SPV, it only applies to SP because Vashon has its own step back requirement. See New 11.b.</p> <p>Committee 17 had also applied to resource zones, but it's not carried over in the new code because the 75 ft one-to-one height-to-setback ratio is the only option for this height maximum and its duplicative ("portions of nonresidential structures").</p>

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																				Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns
Residential	21A.1 2.030	Min Lot Area RA	13.	13. The minimum lot area does not apply to lot clustering proposals as provided in K.C.C. chapter 21A.14.	11	11. The minimum lot area does not apply to lot clustering proposals as provided in K.C.C. chapter 21A.14.	Min Lot Area RA					x								No change.
Commercial	21A.1 2.040	Max Height All Zones	17.a.	17.((a. For properties within the Skyway West Hill or North Highline community service area subarea geographies, only as provided in the inclusionary housing regulations in K.C.C. chapter 21A.48. b. For all other properties, only for mixed use development through the application of residential density incentives under K.C.C. chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37.)) Except for the White Center unincorporated activity center, ((upper-level setbacks are required for any facade facing a pedestrian street for any portion of the structure greater than forty-five feet in height. The upper-level setback shall be at least one foot for every two feet of height above forty-five feet, up to a maximum required setback of fifteen feet. The first four feet of horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters shall be ((permitted)) allowed in required setbacks. ((In the RB zone on property located within the Potential Annexation Area of a rural city, this density is not allowed.))	11	11. Except for the White Center unincorporated activity center, upper -level step backs are required for any facade facing a pedestrian street for any portion of the structure greater than forty-five feet in height. The upper-level step back shall be at least one foot for every two feet of height above forty-five feet, up to a maximum of ten feet. The first four feet of horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters are allowed in required step backs.	Max Height All Zones						x							Changed step back from 15 feet to 10 feet.

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Residential	21A.1 2.030	NH design stds	30.	30. Properties within the North Highline ((community service area)) subarea geography shall meet the setback and GreenCenter requirements in K.C.C. chapter 21A.60.	12	12. Developments may be subject to the urban design standards in K.C.C. chapter 21A.60, which may modify these standards.	Setback Street Interior R-12, R-18, R-24, R-48	x											Clarifying edits. Removes North Highline reference because this note now only applies in the North Highline tables.
Residential	21A.1 2.030	Impervious surface RA, UR, R-1	11.	11. Lots smaller than one-half acre in area shall comply with standards of the nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or larger, the maximum impervious surface area allowed shall be at least ten thousand square feet. On any lot over one acre in area, an additional five percent of the lot area may be used for buildings related to agricultural or forestry practices. For lots smaller than two acres but larger than one-half acre, an additional ten percent of the lot area may be used for structures that are determined to be medically necessary, if the applicant submits with the permit application a notarized affidavit, conforming with K.C.C. 21A.32.170A.2.	12	12.a. Lots smaller than one-half acre shall comply with the standards of the nearest comparable R-4 through R-8 zone. b. Lots that are one-half acre or larger shall have a maximum impervious surface area of at least ten thousand square feet. c. Lots over one acre may have an additional five percent for buildings related to agricultural or forestry practices. d. Lots between one-half acre and two acres may have an additional ten percent for structures that are determined to be medically necessary consistent with K.C.C. 21A.32.170.	Impervious Surface UR, R-1, RA			x	x	x							Broaden code citation K.C.C. 21A.32.170A.2. to 21A.32.170 generally, which covers all of the medical hardship standards.
Commercial	21A.1 2.040	NH design stds	21.	21. Properties within the North Highline ((community service area)) subarea geography shall meet the setback and GreenCenter requirements in K.C.C. chapter 21A.60.	12	12. Developments may be subject to the urban design standards in K.C.C. chapter 21A.60, which may modify these standards.	Setback Street and Interior NH only						x						Clarifying edits. Removes North Highline reference because this note now only applies in the North Highline tables.
	21A.1 2.030				13	13. The street and interior setbacks for nonresidential development, except for fences and backstops, are as follows: a. nonresidential uses with less than two thousand five hundred square feet of floor area shall be subject to the setbacks of the underlying zone; b. government and institutional uses shall be thirty feet; c. battery energy storage systems not defined as accessory uses under K.C.C. 21A.06.015, 21A.06.020, or 21A.06.025 shall be thirty feet; d. regional uses shall be established at the time of permit review; e. utility facilities shall be subject to the setbacks of the underlying zone; f. where a setback is identified for a specific land use in the applicable zone, that setback shall apply; and g. all other nonresidential development exceeding two thousand five hundred square feet of floor area shall be fifteen feet.	Setback Street Interior Nonresidential R-4, R-6, R-8, R-12, R-24, R-48	x	x	x	x								New 13.b. and c. are modified from K.C.C. 21A.12.220 (which covers nonresidential uses generally). New 13.d. is based on Existing 5 , which covers impervious surface. It wasn't clear what the setbacks for regional uses are, as they are exempt from existing K.C.C. 21A.12.220, and it did not make sense to default only to the underlying zoning (10 ft and 5 ft). New 13.e. is exempt from existing K.C.C. 21A.12.220 and defaults to the underlying code. New 13.f. is intended to clarify where another use may identify a more specific setback. New 13.a. and New 13.g. are substantive changes. Fall City is modified as follows: Sub a is deleted and replaced with "A lot with a detached garage set back further from the street than the footprint of the residence may be increased five percent for driveway access" to reflect the language in the committee SDO. Sub b does not apply as there are more specific standards for FC.
Rural Industrial	21A.1 4.280	I zone in the rural area	B.3.	3. The total allowed floor area ratio shall not exceed one hundred percent for a development consisting of multiple lots and one hundred twenty-five percent on any individual building lot;	12	12.a. Developments consisting of multiple lots shall be limited to a floor area ratio of one and maximum impervious surface of seventy percent. b. Developments on an individual building lot be limited to a floor area of ratio of one and twenty-five and a maximum impervious surface of eighty percent.	FAR, Impervious Surface - rural I zone									x	x		Numbers are lowered in the table for FAR and impervious surface for industrial zoned properties in the rural area. New development standard.

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Rural Industrial	21A.14.280	I zone in the rural area	B.4.	4. The total ((permitted)) allowed impervious lot coverage shall not exceed seventy percent for a development consisting of multiple lots and eighty percent on any individual building lot;	12	12.a. Developments consisting of multiple lots shall be limited to a floor area ratio of one and maximum impervious surface of seventy percent. b. Developments on an individual building lot be limited to a floor area of ratio of one and twenty-five and a maximum impervious surface of eighty percent.	FAR, Impervious Surface - rural I zone										x	x		Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns Numbers are lowered in the table for FAR and impervious surface for industrial zoned properties in the rural area. New development standard.

Committee Code Section	Committee Code #	Where Committee DC applies	Committee DC #	Committee Development Condition Text	New DC #	New DC Text	Where the New DC Applies (see far right filtering options)	NH R	SWH R	Urban R	SP/V R	Rural/ NRL	NH C/I	SWH C/I	Urban C/I	SP/V C/I	Rural/ NRL C/I	Fall City	Comments
Residential	21A.1 2.030	R-1	29.	29. Height and setback requirements shall not apply to regional transit authority facilities.	15	15. Height and setback requirements shall not apply to regional transit authority facilities.	R-1			x	x								No change.
Commercial	P-suffix	Max Height CB North Highline	NH-P04	The height limit for buildings is 55 feet above grade. A setback of 10 feet is required for any portion of the structure above the second floor facing a street. The maximum size for an individual ground floor commercial space is 5,000 square feet per tenant.	15	15. Except for the core street type designated in K.C.C. 21A.60.040, as recodified by this ordinance, this maximum height may be achieved through the inclusionary housing program in K.C.C. chapter 21A.48.	Max Height CB (80 ft)						x						NH-P04 is being repealed. It is replaced with New 14 and New 15 and the NH permitted uses section , which would cover the two blocks of 16th Ave SW in the "core street". Step backs are not carried forward.
Residential	21A.1 2.030	Min Lot Width, Street & Interior Setback R-1 UR	7.	7. The standards of the R-4 zone apply if a lot is less than fifteen thousand square feet in area.	16	16. Lots smaller than fifteen thousand square feet shall comply with standards of the R-4 zone.	Min Lot Width, Street & Interior Setback R-1, UR			x	x								Re-wording
Commercial	P-suffix	Max Height CB North Highline	NH-P04	The height limit for buildings is 55 feet above grade. A setback of 10 feet is required for any portion of the structure above the second floor facing a street. The maximum size for an individual ground floor commercial space is 5,000 square feet per tenant.	16	16. Required on the core street type as designated in K.C.C. 21A.60.040, as recodified by this ordinance.	Max Height CB (55 ft)						x						NH-P04 is being repealed. It is replaced with New 14 and New 15 and the NH permitted uses section , which would cover the two blocks of 16th Ave SW in the "core street". Step backs are not carried forward.
Residential	21A.1 2.030	Impervious surface RA	19.	19. All subdivisions and short subdivisions in R-1 and RA zones within the North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and Nonpoint Action Plan) and the portion of the Grand Ridge ((subarea of the East Sammamish Community Planning Area)) area of the Snoqualmie Valley/Northeast King County subarea geography that drains to Patterson Creek shall have a maximum impervious surface area of eight percent of the gross acreage of the plat. Distribution of the allowable impervious area among the platted lots shall be recorded on the face of the plat. Impervious surface of roads need not be counted towards the allowable impervious area. Where both lot- and plat-specific impervious limits apply, the more restrictive shall be required.	17	17. Subdivisions and short subdivisions in R-1 and RA zones within the North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin, as identified in the Issaquah Creek Basin and Nonpoint Action Plan, and the portion of the Grand Ridge area of the Snoqualmie Valley/Northeast King County subarea geography that drains to Patterson Creek shall have a maximum impervious surface area of eight percent. The maximum impervious surface area for each lot shall be recorded on the face of the plat. The impervious surface of roads is excluded from the maximum impervious area. Where both lot- and plat-specific impervious surface limits apply, the more restrictive shall apply.	Impervious Surface R-1 RA			x		x							Clarifying edits. Added to the RA zones (the note said R-1 and RA, but the table did not reference the note for the RA).
Residential	21A.1 2.030	Max Height step back Vashon	31.	<u>31. Properties in the Vashon Rural Town shall have a maximum height limit of three stories. Floors above two stories shall be set back an additional ten feet from the street property line in this section.</u>	17	17. Properties in the Vashon Town Core, as adopted in the Vashon-Maury Island Community Service Area Subarea Plan in Attachment H to this ordinance, shall have a maximum height limit of three floors. Floors above the second floor shall be step back an additional ten feet from the street property line in this section.	Max Height Vashon				x								Change set back to step back
Residential	21A.1 2.030	Base Density UR	21.	21. Base density may be exceeded, if the property is located in a designated ((rural city))Urban ((g))Growth ((a))Area for Cities in the Rural Area and each proposed lot contains an occupied legal residence that predates 1959.	18	18. Base density may be exceeded if the property is located in a designated Urban Growth Area for Cities in the Rural Area and each proposed lot contains an occupied legal residence that predates 1959.	Base Density UR			x									Technical edit - comma removed.
Rural Industrial	21A.1 4.280	I zone in the rural area	A.	A. The allowed uses in K.C.C. chapter 21A.08 shall apply, except as provided in this section.	A	A. The allowed uses in K.C.C. chapter 21A.08 shall apply, except as provided in this section.	Rural/NRL Permitted Uses section									x	x		No development condition needed. This note is in the "permitted uses" text section at the beginning of the chapter for rural/NRLs

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Rural Industrial	21A.1 4.280	I zone in the rural area	B.	B. Developments on I zones in the rural area shall maintain rural character through site and building design, buffering, and compatible commercial and industrial uses as follows:	B	RA/NRL B. Site and building designs, buffering, and ((compatible)) commercial and industrial uses are required to be compatible with a rural setting and maintain rural character. ((B.)) The following development standards shall apply to uses ((locating)) in the ((industrial ()))I(()) zone within the rural area(:): SP/V: 3. Developments shall maintain rural character through site and building design, buffering, and compatible commercial and industrial uses as follows:	Rural/NRL Permitted Uses section										x	x		No development condition needed. This note is in the "permitted uses" text section at the beginning of the chapter for rural/NRLs and SP/V. SP/V has slightly different text due to the list of permitted uses in the I zone
Rural Industrial	21A.1 4.280	I zone in the rural area	B.12.	12. Uses shall not require substantial investments in infrastructure, such as water, sewers, or transportation, or facilities that generate substantial volumes of heavy gross-weight truck trips.	B.2.	2. Uses shall not require substantial investments in infrastructure, such as water, sewers, or transportation, or facilities that generate substantial volumes of heavy gross-weight truck trips.	Rural/NRL Permitted Uses section										x	x		See permitted uses section of this geography.
Rural Industrial	21A.1 4.280	I zone in the rural area	B.1.	1. All uses occurring outside an enclosed building shall be screened from adjoining rural residential uses;	B.3.	All uses occurring outside an enclosed building shall be screened from adjoining rural residential uses;	Rural/NRL Permitted Uses section										x	x		See permitted uses section of this geography. No development condition needed. This note is in the "permitted uses" text section at the beginning of the chapter for rural/NRLs
Rural Industrial	21A.1 4.280	I zone in the rural area	B.5.	5. The landscaping standards in K.C.C. chapter 21A.16 are modified as follows: a. Twenty-foot-wide Type II landscaping shall be provided along exterior streets(()); b. Twenty-foot-wide Type I landscaping shall be provided along property lines adjacent to rural residential zoned areas; and c. Fifteen-foot-wide Type II landscaping shall be provided along lines adjacent to nonresidential zoned areas.	B.4. B.3.b.	b. The landscaping standards in K.C.C. chapter 21A.16 are modified as follows: (1) Twenty-foot-wide Type II landscaping shall be provided along exterior streets; (2) Twenty-foot-wide Type I landscaping shall be provided along property lines adjacent to rural residential zoned areas; and (3) Fifteen-foot-wide Type II landscaping shall be provided along lines adjacent to nonresidential zoned areas;	Rural/NRL Permitted Uses section										x	x		See permitted uses section of this geography. No change.
Rural Industrial	21A.1 4.280	I zone in the rural area	B.6.	6. Outdoor lighting shall be focused downward and configured to minimize intrusion of light into surrounding rural residential areas;	B.5. B.3.c.	c. Outdoor lighting shall be focused downward and configured to minimize intrusion of light into surrounding rural residential areas;	Rural/NRL Permitted Uses section										x	x		See permitted uses section of this geography. No change.

Acronyms:
R indicates the residential table,
C/I indicates commercial/industrial table, and
SP/V indicates the Snoqualmie Pass and Vashon Rural Towns

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																				Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns
Rural Industrial	21A.1 4.280	I zone in the rural area	B.7.	7. Refuse collection, recycling, and loading or delivery areas shall be located at least one hundred feet from RA, UR, and R zones and screened with a solid view obscuring barrier;	B.6. B.3.d.	d. Refuse collection, recycling, and loading or delivery areas shall be located at least one hundred feet from RA, UR, and R zones and screened with a solid view-obscuring barrier;	Rural/NRL Permitted Uses section										x	x		See permitted uses section of this geography. No change.
Rural Industrial	21A.1 4.280	I zone in the rural area	B.8.	8. Off street parking standards shall be no less than one space for every one thousand square feet of floor area and no greater than one space for every five hundred square feet of floor area;	B.7. B.3.e.	e. Off-street parking shall be no less than one space for every one thousand square feet of floor area and no greater than one space for every five hundred square feet of floor area;	Rural/NRL Permitted Uses section										x	x		See permitted uses section of this geography. Removed "standard."
Rural Industrial	21A.1 4.280	I zone in the rural area	B.9.	9. Sign are allowed as follows: a. Signs shall not exceed an area of sixty-four square feet per sign; b. Pole signs (shall not be permitted) are prohibited; and c. Signs shall not be internally illuminated;	B.8. B.3.f.	f. Sign are allowed as follows: (1) Signs shall not exceed an area of sixty-four square feet per sign; (2) Pole signs are prohibited; and (3) Signs shall not be internally illuminated; and	Rural/NRL Permitted Uses section										x	x		See permitted uses section of this geography. No change
Rural Industrial	21A.1 4.280	I zone in the rural area	B.10.	10. The director shall approve building design, materials, and color. Buildings shall be designed and use accent materials such as wood and brick, nonreflective glass, and muted colors to be compatible with rural character;	B.9. B.3.g.	g. The director shall approve building design, materials, and color. Buildings shall be designed and use accent materials such as wood and brick, nonreflective glass, and muted colors to be compatible with rural character.	Rural/NRL Permitted Uses section										x	x		See permitted uses section of this geography. No change.
Residential	21A.1 2.030		6.	6. (Mobile) <u>Manufactured and mobile home (parks) communities</u> shall be allowed a base density of (six) <u>twelve</u> dwelling units per acre.	<i>Dimensional Table</i>	<i>R-4 to R-12: 12 du/ac R-18 to R-48: base density RA, Vash: R-4 6 du/ac R-6 to R-48: base density</i>	Max Density Manufactured Home Communities	x	x	x	x								x	Added a new row for manufactured home communities in all residential tables. The Committee 6 applied to the R-4, R-6, and R-8 zones at 12 du/ac. Existing 6 only applied to the R-4 zone at 6 du/ac. New 6 reverts back to the existing in the RA, Vashon, and FC to be 6 du/ac and apply only to the R-4
Fall City Residential	21A.38.xx	Fall City Residential	Fall City R-4 Zone	1. The maximum density is four dwelling units per acre, except manufactured home communities are allowed a maximum density of twelve dwelling units per acre;	Fall City Dimensional table	Maximum Density: 4 du/ac	Max Density R-4 FC												x	No Change from committee version. This is moved from the proposed SO language for the R-4 into the dimensional table .
Fall City Residential	21A.38.xx	Fall City Residential	Fall City R-4 Zone	2. The minimum density shall not apply;	Fall City Dimensional table	No minimum density	Min Density R-4 FC												x	No Change from committee version. This is moved from the proposed SO language for the R-4 into the dimensional table .
Fall City Residential	21A.38.xx	Fall City Residential	Fall City R-4 Zone	3. The minimum lot area is twelve thousand five hundred square feet;	Fall City Dimensional table	Minimum Lot Area: 12,500 sf	Min Lot Size R-4 FC												x	No Change from committee version. This is moved from the proposed SO language for the R-4 into the dimensional table .
Fall City Residential	21A.38.xx	Fall City Residential	Fall City R-4 Zone	4. The minimum lot width is sixty feet;	Fall City Dimensional table	Minimum Lot Width: 60 ft	Min Lot Width R-4 FC												x	No Change from committee version. This is moved from the proposed SO language for the R-4 into the dimensional table .
Fall City Residential	21A.38.xx	Fall City Residential	Fall City R-4 Zone	5. The minimum street setback is fifteen feet;	Fall City Dimensional table	Minimum Street Setback: 20 ft	Setback Street R-4 FC												x	No Change from committee version. This is moved from the proposed SO language for the R-4 into the dimensional table .

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																				Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns
	Fall City Residential	21A.38.xx	Fall City R-4 Zone	6. The minimum interior setback is ten feet, except for vehicle access points in K.C.C. 21A.12.030.B.16;	Fall City Dimensional table	Minimum Interior Setback: 10 ft	Setback Interior R-4 FC												x	No Change from committee version. This is moved from the proposed SO language for the R-4 into the dimensional table .
	Fall City Residential	21A.38.xx	Fall City R-4 Zone	8. The base height is twenty-five feet; and	Fall City Dimensional table	Base Height: 25 ft	Base Height R-4 FC												x	No Change from committee version. This is moved from the proposed SO language for the R-4 into the dimensional table .
Residential	21A.12.030	Impervious Surface RA-10	24.	24. The impervious surface standards for the county fairground facility are established in the King County Fairgrounds Site Development Plan, Attachment A to Ordinance 14808, on file at the department of natural resources and parks and the department of local services, permitting division. Modifications to that standard may be allowed provided the square footage does not exceed the approved impervious surface square footage established in the King County Fairgrounds Site Development Plan Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808, by more than ten percent.	K.C.C. 21A.08.100 Note 21	21.a. Only in conformance with the King County Fairgrounds Site Development Plan ((Report)) Attachment A to Ordinance 14808((, through m)) Modifications to the plan of up to ten percent are allowed for the following: a. building square footage; b. landscaping; c. parking; d. building height; or e. impervious surface as established in the King County Fairgrounds Site Development Plan Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808.	Permitted Uses Regional Uses													Deleted and moved to K.C.C. 21A.08.100 Note 21 , which concerns the County fairground
Residential	21A.12.030	Joint Use Driveways	16.	16. Vehicle access points from garages, carports, or fenced parking areas shall be set back from the property line on which a joint use driveway is located to provide a straight line length of at least twenty-six feet as measured from the center line of the garage, carport, or fenced parking area, from the access point to the opposite side of the joint use driveway.	K.C.C. 21A.12.240	<i>K.C.C. 21A.12.240 Joint use driveway and easement width. A. The minimum width for a joint use driveway and easement on private property shall be sixteen feet, except as otherwise provided in the King County road standards. B. Vehicle access points from garages, carports, or fenced parking areas shall be set back from the property line on which a joint use driveway is located to provide a straight line length of at least twenty-six feet as measured from the center line of the garage, carport, or fenced parking area, from the access point to the opposite side of the joint use driveway.</i>	Joint Driveways													Deleted and moved to joint use driveway regulations in K.C.C. 21A.12.240.

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																				Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns
Rural Industrial	21A.1 4.280	I zone in the rural area	B.11.	11. Building height shall be limited to forty feet; a	n/a	In I zone in Sno Pass/Vashon Rural Town and NRL C/I zones: Maximum height: 40 ft	Max Height - rural I zone										x	x		This is moved in the dimensional tables and these heights are lowered on industrial properties in the rural area.
Rural Industrial	21A.1 4.280	I zone in the rural area	B.2.	2. All buildings shall be set back fifty-feet from perimeter streets and from RA, UR, and R zones;	n/a	In I zone in Sno Pass/Vashon Rural Town and NRL C/I zones: Minimum Street Setback: 50 ft Minimum Interior Setback: 50 ft from RA, UR, and R zones	Rural/NRL Dimensional Table										x	x		This is moved in the dimensional tables and these heights are lowered on industrial properties in the rural area.
Residential	21A.1 2.030	Min Interior Setback R-12, R-18, R-24, R-48	10	10.(a. For developments consisting of three or more single detached dwellings located on a single parcel, the setback shall be ten feet along any property line abutting R-1 through R-8, RA, and UR zones, except for structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback of five feet. b. For townhouse and apartment development, the setback shall be twenty feet along any property line abutting R-1 through R-8, RA, and UR zones, except for structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback of five feet, unless the townhouse or apartment development is adjacent to property upon which an existing townhouse or apartment development is located.) Repealed.	n/a	not in draft														Repealed. No change from committee version.
Residential	21A.1 2.030	Fall City	22	22.(a. The maximum density is four dwelling units per acre for properties zoned R-4 when located in the Rural Town of Fall City. b. For properties within the Skyway West Hill or North Highline community service area subarea geographies, only as provided in the inclusionary housing regulations in K.C.C. chapter 21A.48.) Repealed.	n/a	not in draft														This note expires at the end of the year with the interim zoning control. Refer to the Fall City code for those changes. Committee 22.b. was replaced with Committee 1 , which is now New 2 .
Residential	21A.1 2.030	Fall City	23.	23. ((The subdivision or short subdivision of property within the Rural Town of Fall City is not required to meet with the minimum density requirements of this chapter.)) Repealed.	n/a	not in draft														Repealed. No change from committee version. This code will expire and be replaced with the new tables for Fall City.
Residential	21A.1 2.030	Lot Area	30.	((30. Applies only in the Rural Town of Fall City between the effective date of Ordinance 19690 and thirteen months after the effective date of Ordinance 19690.))	n/a	not in draft														Repealed. No change from committee version. This code will expire and be replaced with the new tables for Fall City.
Residential	21A.1 2.030	Max Height 75' option	4.a.2.	(2) properties ((within the Skyway West Hill or North Highline community service area subarea geographies)) with inclusionary housing developed in accordance with K.C.C. chapter 21A.48 shall not increase height through this method; and	n/a	not in draft														Removed from New draft - this applied to the 75' height limit and was intended not to apply to SWH/NH. This was not carried forward because new rows were made to distinguish nonresidential height limits from other developments and this note is no longer needed.
Residential	21A.1 2.030	Max Height 75' option	4.a.3.	(3) for all other structures, the maximum height achieved through this method shall not exceed seventy-five feet.	n/a	not in draft														Removed from New , this is not necessary to duplicate since the height says 75 feet in the table.
Residential	21A.1 2.030	Max Height 75' option	4.b.	b. Accessory dwelling units and accessory living quarters shall not exceed base heights, except that this requirement shall not apply to accessory dwelling units constructed wholly within an existing dwelling unit.	n/a	not in draft														Removed from New , this is in the permitted uses table.

Committee Code Section	Committee Code #	Where Committee DC applies	Committee DC #	Committee Development Condition Text	New DC #	New DC Text	Where the New DC Applies (see far right filtering options)	NH R	SWH R	Urban R	SP/V R	Rural/ NRL	NH C/I	SWH C/I	Urban C/I	SP/V C/I	Rural/ NRL C/I	Fall City	Comments	
																				Acronyms: R indicates the residential table, C/I indicates commercial/industrial table, and SP/V indicates the Snoqualmie Pass and Vashon Rural Towns
Fall City Commercial SO-260	21A.38.260	Fall City Business District	a. Residential density is limited to (six) <u>four</u> dwelling units per acre (-) , <u>except that the density may be increased to six dwelling units per acre if ((For any building with more than ten dwelling units,))</u> at least ten percent of the dwelling units ((shall be classified as)) <u>are affordable to households at or below eighty percent area median income for ownership or sixty percent area median income for rental ((under 21A.34.040F.1))</u> ;	n/a	Dimensional Table identifies CB zone is 4 du/ac	Max Density CB zone													x	No Change from committee version. Moves the proposed SO language for the CB zone into the dimensional table .
Fall City Commercial SO-260	21A.38.260	Fall City Business District	f. Building height shall not exceed forty feet, as measured from the average grade of the site along the front facade of the building.	n/a	Max Height: 40 ft	Max Height CB FC													x	No changes from committee version. This is moved into dimensional table created for Fall City.
Fall City Commercial SO-260	21A.38.260	Fall City Business District	<u>2. Residential development in the business district using the large on-site sewage system is limited to the densities in subsection B.3. of this section.</u>	Permitted Uses FC	B. Development using a community on-site sewage system or large on-site sewage system shall comply with the requirements in K.C.C. 21A.28.xxx (the new section created in Section 198 of this ordinance).	Community septic													x	This condition is moved to the Permitted Uses section for Fall City. There is an equivalent note for both the residential SDO and SO-260 (business district) which would be combined to cover the entire Fall City geography.
Fall City Commercial SO-260	21A.38.260	Fall City Business District	<u>C.1. The business district's large on-site sewage system shall comply with the requirements in K.C.C. 21A.28.xxx (the new section created in section 198 of this ordinance); and</u>	Permitted Uses FC	B. Development using a community on-site sewage system or large on-site sewage system shall comply with the requirements in K.C.C. 21A.28.xxx (the new section created in Section 198 of this ordinance).	Community septic													x	This condition is moved to the Permitted Uses section for Fall City. There is an equivalent note for both the residential SDO and SO-260 (business district) which would be combined to cover the entire Fall City geography.
Fall City Commercial SO-260	21A.38.260	Fall City Business District	1. The ((permitted)) <u>allowed uses in K.C.C. ((C))chapter 21A.08 ((do not apply and))</u> are replaced with the following ((s)) <u>uses. Where one or more development conditions is identified in a land use table in K.C.C. chapter 21A.08 for a specific use in the CB zone, they shall also apply to the following uses.</u>	Permitted Uses FC	C. For the CB zoned area of Fall City, the allowed uses in K.C.C. chapter 21A.08 are replaced with the uses in this subsection. Where one or more development conditions is identified in a land use table in K.C.C. chapter 21A.08 for a specific use in the CB zone, they shall also apply to the following uses.	Permitted Uses FC													x	List of permitted/conditional uses is not included in this sheet. They are copied into the permitted uses section without changes.
Fall City Commercial SO-260	21A.38.260	Fall City Business District	<u>2. In new buildings, 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 shall only be allowed on the ground floor.</u>	Permitted Uses FC		Ground Floor Uses FC														Not in striker.
Commercial	P-suffix	Max Height CB North Highline	NH-P04 The height limit for buildings is 55 feet above grade. A setback of 10 feet is required for any portion of the structure above the second floor facing a street. The maximum size for an individual ground floor commercial space is 5,000 square feet per tenant.	Permitted Uses NH	D. In the core street type as identified in K.C.C. 21A.xx.xxx.x (the new section created by Section xxx), the maximum size for an individual ground floor commercial space is five thousand square feet per tenant.	NH Tenant Space Limit							x							NH-P04 is being repealed. It is replaced with New 14 and New 15 and the NH permitted uses section , which would cover the two blocks of 16th Ave SW in the "core street". Step backs are not carried forward, which is a policy change.

Note: slight language changes may have been made in the final version of the legislation