



Zoning & Historical Certification Letter

A Zoning Certification Letter provides the applicant with verification that a particular land use is permissible under King County Zoning Code (KCC), Title 21A. The Zoning Certification letter may also provide information about the existing use of the site, whether the current use is legally conforming or non-conforming, and/or provide additional details about property specific development standards or special district overlay conditions.

Do I need a Zoning Certification Letter?

A Zoning Certification Letter is typically requested when an applicant wants to confirm and document that a new, changing or existing land use for a specific property complies with King County Zoning Code. For example, a Zoning Certification Letter may be desirable when:

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Select: King County | Land Use | Any Project Type | Pre-application Services | Zoning Verification



- A new owner or tenant is proposing a new or different business operation.
- A lender needs verification that the existing structure conforms to the Zoning Code and can be rebuilt in the event it is damaged or destroyed.
- An owner is seeking basic land use information about the zoning, permit history, and if there are any pending code enforcement violations.
- Identify property-specific development conditions or special district overlay conditions of the site.
- Washington State Department of Licensing requires a zoning approval for certain land use activities, such as a Hulk Hauler/Car Wrecking use.
- Determination of adequate/legal potable water supply for a project.

What is a Historical Zoning Certification Letter?

While most zoning certification requests fall under a Zoning Certification Letter, occasionally an applicant may need more comprehensive research for a parcel(s). Comprehensive research may include outlining historical information about the site or may be more comprehensive regarding the time it takes to research details about the property or land use inquiry. For example, a Historical Certification Letter may be needed when:

- Historical records/archives research is requested
- A comprehensive analysis of the use and/or site is requested

Zoning & Historical Certification Letter, continued

Scope of Zoning or Historical Zoning Certification Letters

Zoning Certification Letters only address land use inquiries pertaining to KCC Title 21A. Some of the development issues not addressed by Zoning Certification Letters include, but are not limited to:

- Hazard conditions such as flooding, landslides and coal mines
- Critical areas such as wetlands, shorelines or steep slopes
- Legal building lot

For all other inquiries and for general permitting information: PermitQuestions@kingcounty.gov

References:

[King County Code](#)

[Department of Local Services, Permitting Division](#)

[Info Sheets \(bulletins\)](#)

17A - Zoning Code: Overview and Summary

18A - Zoning Code: Permitted Use Tables

22 - Zoning Code: Landscaping Requirements

[Property research & maps](#)

[Forms and Handouts](#)

Seattle – King County Public Health

[Private wells, plumbing, gas piping and onsite-sewage systems](#)

[On-Site Septic As-Built Record Drawings](#)

Washington State, Department of Revenue

[Business License Service](#)