



## Regulatory Review Committee Minutes; Subject Index

### A

#### ACCESS

- Access easement
  - Impervious surface coverage (3/10/95)
  - Street/Joint Use Driveway (7/21/05; 10/30/98; 5/19/95)
  - What classification (11/15/00)
- Multi-family housing (1/24/01)
- Private access tract (07/21/05)
- Revocable roadway easement (11/14/92)
- “Internal accessibility” (4/30/99)

#### ACCESSORY DWELLING UNIT

- A zone (2/23/23)
- Determining the floor area (3/4/21; 7/17/04)
- Same building (4/28/22; 7/17/04)

#### ACCESSORY STRUCTURES

- Construction within a sensitive area (6/28/00; 4/1/94; 7/24/2019)
- Distinctions between accessory dwellings; accessory living quarters;  
housing for agricultural workers; caretaker’s accessory living quarters (8/23/96)
- Distinction between accessory dwelling, duplex, single residential unit (6/28/00; 11/5/99;  
4/30/99)
- Mobile home accessory structures
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  - Waiver of permit fees (12/18/92)
- Notification of neighbors (9/17/93)
- Owner-occupied provisions (4/1/94)
- Private garage in residential zone (6/26/92)
- Setbacks for uses contained within accessory structures (8/23/96)
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#### ACCESSORY USES

- Accessory dwelling unit as a separate dwelling unit (11/5/99; 1/20/95)
- Subject to school impact fees (1/20/95)
- Accessory dwelling unit in the same building (7/17/04) (Also See Accessory Dwelling Unit)
- Church accessory uses (10/31/97; 9/25/92)

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Conference Center (3/28/19)

Location

On lot adjacent to principal use (8/14/92)

Without principal use (6/5/92)

Relationship to principal use (9/25/92)

Resource use and municipal water production

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Septic tanks, drain fields, storm water facilities as accessory uses (8/14/92)

Small-scale solar energy systems (1/24/19)

Specialized Instruction School (3/28/19)

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## ADDRESSING

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## ADMINISTRATIVE OFFICES, PUBLIC

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## ADULT FAMILY HOME

Request for Code Interpretation concerning the definition of a “family” in King County Code (K.C.C.) 21A.05.4501 and how many residents would be allowed in an assisted living group home for elderly disabled persons operating out of a single-family home. (2/27/2020)

## ADULT DAY CARE

Zones permitted in (7/23/93)

Number of clients allowed (8/25/04)

Respite Care Facilities (7/9/09)

## ADULT USE ESTABLISHMENT

Definition (4/9/93; 3/5/93)

## AGRICULTURE

Agricultural harvesting compared to gathering of plants (10/23/92)

Aquaculture (10/28/10)

Exemptions from Sensitive Areas Code (3/22/00; 5/21/93)

Marketing of agricultural products (9/18/92)

Agricultural Services; Landscape and Horticultural (1/23/98)

Landscape and horticultural services (7-21-16)

## ALLEYS

Lot area per dwelling unit, calculation (2/19/93)

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Cutting Firewood/Driftwood (10/26/06)

Definition (6/5/92)

Fence construction (1/10/92)

Gathering of plants (10/23/92; 10/9/92)

War games (paintball games) (5/8/92)

### **ANIMALS**

See also Livestock

Dog training as specialized instruction school (3/5/93)

Zoo animal breeding facilities

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### **AQUATIC AREA BUFFERS**

Aquatic area buffers/expansion of building (9/3/15; 7/24/2019)

### **ARENA**

Arena/Stable (10/27/16)

Stable (3/28/01; 7/24/2019)

Whether K.C.C.21A.24.325.C.2. and K.C.C.21A.24.358.A.3. applies to landslide hazards with slopes less than 40 percent. (12/12/2019)

### **ASSISTED LIVING GROUP HOME**

Request for Code Interpretation concerning the definition of a "family" in King County Code (K.C.C.) 21A.05.4501 and how many residents would be allowed in an assisted living group home for elderly disabled persons operating out of a single-family home. (2/27/2020)

### **AUTOMOBILES**

See also Vehicles

Repair and Service

Legislative update (12/6/96)

## **B**

### **BARNS**

Setbacks

Containing caretaker's accessory living quarters (8/23/96)

From adjacent dwellings (6/23/95)

### **BEAR CREEK BASIN PLAN**

Clearing, seasonal limits (5/21/93)

Legislative update (4/9/93)

### **BICYCLE ACCESS**

See also pedestrian access

Standards

Legislative update (7/12/96; 12/6/96)

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## **BILLBOARDS**

See also signs  
Setback requirements (9/3/99)

## **BINDING SITE PLAN**

Commercial binding site plan  
Legislative update (9/17/93; 7/2/93; 1/15/93)  
Compared to PUD and subdivision (12/20/91)

## **BOARDING HOUSE**

Boarding house (5/28/15)

## **BOATS**

See Vehicles

## **BONDS**

See Financial Guarantees

## **BOUNDARY LINE ADJUSTMENTS**

Lot divided by zone boundary (10/10/97)  
Legislative update (3/8/96)  
House Straddling Property Line (2/26/09)  
Rural area lots that do not meet the minimum lot size in the given zone (1/23/2020)

## **BUFFERS**

See Sensitive Areas Ordinance; Sensitive Areas Ordinance: Exemptions and Exceptions

## **BUILDING COVERAGE**

See also Impervious Surface  
Legislative update (3/24/95)

## **BUILDING, HARDWARE & GARDEN MATERIALS STORE**

Production of ornamental landscaping figurines (11/15/00)

## **BUILDING HEIGHT**

Basement/garage opening onto street (7/23/93)  
Exceptions (10/18/91)  
Facade; determining calculations (1/9/98)  
Increase in setbacks for height above zone's base height limit (4/17/92)  
Legislative update (9/20/91; 9/6/91)  
Measurement (10/18/91)  
Penthouse or roof structure (10/2/92)  
Regarding variance for fence height within an easement (4/15/94)

## **BUILDING MATERIALS STORES AND YARDS, RETAIL ONLY**

Materials

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Bark, landscape rock, topsoil and steppingstones included as building materials (4/3/92)  
Concrete batching and sale not included (4/3/92)

## **BUILDINGS**

College or Vocational School (3/27/02)  
Community college (3/27/02)  
Adding classroom (3/27/02)  
Student housing, dormitories, apartments (3/27/02)

## **BUILDINGS, PLACEMENT**

See Placement of Buildings

## **BUILDING SITE**

Rural area lots that do not meet the minimum lot size in the given zone (1/23/2020)

## **BUS DRIVER COMFORT STATIONS**

See Bus driver comfort stations (8/4/16)

## **C**

## **CAMPGROUND**

Buildings for eating and sleeping (7/1/04)  
Limit on duration and frequency of use (3/1/96)

## **CATTERY**

Number of animals (5/22/02)

## **CHANGE IN USE**

Different kinds of residential uses (9/27/19)

## **CHANNEL MIGRATION ZONE**

Trail abutments in a severe channel migration zone (05/28/2020)

## **CHURCH**

Accessory uses (8/14/03, 10/31/97, 9/25/92)  
Definition (9/25/92)  
Offices (9/25/92)  
"RA-5" Zone (10/18/00)  
Home occupations, home industry (10/18/00)

## **CLEARING**

See also Grading; Grading Code; Sensitive Areas Ordinance; Sensitive Areas Ordinance: Exemptions and Exceptions  
Bear Creek Basin Plan (5/21/93)  
Cutting Firewood/Driftwood (10/26/06)  
Definition

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- Legislative update (12/11/92; 10/9/92; 9/25/92)
- East Sammamish Community Plan (5/21/93)
- Existing lawns and landscaping, maintenance (1/15/93)
- Farm management plan, relationship to (9/3/99)
- Gathering of plants (10/23/92; 10/9/92)
- Hazard tree (1/28/21)
- Public parks, development or expansion (1/22/93)
- Public parks, maintenance (7/11/94; 1/22/93)
- SAO, relationship to clearing permit requirements (1/22/93)

## **CLUSTERING**

- Permitted uses in open space (12/5/97)
- Standards that may be modified (12/4/24)

## **CODE INTERPRETATION**

- Accessory dwelling unit (2/13/03)
- Circumvention of zoning density prohibited (2/13/03)
- Health services in rural residential zones (7/10/03)
- Lot area measurement methods (3/13/03)
- Student housing at community college (4/24/02)

## **COMMERCIAL SITE DEVELOPMENT PERMIT**

- Legislative update (9/17/93; 7/2/93; 1/15/93)
- Use of for residential development (10/3/97; 9/19/97; 8/15/97; 8/8/97)

## **COMMUNITY RESIDENTIAL FACILITY**

- Definition of "family" (8/27/2020)

## **CONFERENCE CENTER**

- Accessory Use (3/28/19)

## **COLLEGE OR VOCATIONAL SCHOOL**

- Community College (3/27/02)
- Adding classroom (3/27/02)
- Student housing, dormitories, apartments (3/27/02)

## **COMMUNICATION FACILITIES**

- Antennas (5/23/01)
- Horizontal projections (5/23/01)
- Cell tower in state right-of-way (8/8/97)
- CUP for communications buildings (8/11/95)
- Equipment cabinets (10/9/98)
- Facilities exempt from chapter 21.80 (10/18/91)
- Height of replacement poles in the right-of-way (1/24/01)
- Height of transmission support structure (3/13/02, 1/9/02; 11/17/16)
- Landscaping standards (2/28/92; 2/21/92)

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Legislative update (9/20/91; 9/6/91)  
Minor communication facility (8/26/94)  
Replacement Utility poles in the right-of-way (5/22/02)  
Setback measurement (2/14/92)  
Two-way communication facilities (8/26/94)  
Utility poles with telecommunication antenna (3/13/02, 1/9/02)

### **COMMUNITY COLLEGE**

Adding classroom (3/27/02)  
Student housing, dormitories, apartments (3/27/02)

### **CONCRETE BATCHING**

Zones permitted in (4/3/92)

### **CONDITIONAL USE PERMITS**

As applied to hypnosis instruction (aka "wellness institute") (3/11/94)  
Expansion of use validly established before Title 21 became effective (11/18/94, 11/4/94, 3/27/92)  
Fire stations (9/4/92)  
Signage requirements for CUP area (1/29/93)  
For communications building (8/11/95)  
For retail use in residential zone (2/26/99; 6/11/99)  
TDC (Transfer of Development Credit) review (4/19/00)  
To legalize a nonconforming use (2/14/92)  
Townhouse on a single lot (4/2/99)  
Zones permitted in (6/18/93)

### **CONFERENCE CENTER**

Dwelling with kitchens (8/14/03)

### **CORRECTIONAL INSTITUTION**

Compared to educational institution (12/20/91)  
Compared to specialized instruction school (12/20/91)

### **COTTAGE INDUSTRIES**

Wood processing facility (8/2/91)

### **COVERED SALES AREA**

Retail nurseries (9/27/18)

### **CRITICAL AREAS**

Different kinds of residential uses (9/27/19)  
Critical Areas Designations (3/28/19)

### **CRITICAL FACILITIES**

Definition (11/20/92)

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## D

### DAY CARE, ADULT

See Adult Day Care

Number of clients allowed (8/25/04)

### DAY CARE, CHILD

Rezone conditions (7/23/99)

Emergency exits (3/22/00; 7/23/99)

Number of clients allowed (8/25/04)

### DAY NURSERY

Compared to adult day care (7/23/93)

Preschools in G-5 zone as a "school" (9/17/93)

Summer food program by day care operator (3/27/92)

### DENSITY

Base Density in RA Zone – (12/13/12)

Calculation, rounding off (4/16/93)

Minimum density (2/12/99); (4/23/26)

Legislative update (12/6/96; 3/24/95)

Property with sensitive areas (10/23/92; 9/4/92; 9/27/91)

RA-2.5 zone

Legislative update (3/24/95)

Reserve tracts (4/17/92)

Shifting density within sites (cross zones) (2/13/98)

Submerged land excluded from calculation (9/4/92)

Transfer when separated by a road (10/10/01)

Variance policy (9/20/91)

### DEVELOPMENT PROPOSAL

Definition (6/28/00)

### DEVELOPMENT SITE

Lot plus adjacent lot fraction (8/14/92; 2/14/92)

Multiple lots (2/26/09)

### DIRT TRACKS FOR RIDING

All-terrain vehicles (3/28/01)

### DISABLED RESIDENTS

Request for Code Interpretation concerning the definition of a "family" in King County Code (K.C.C.) 21A.05.4501 and how many residents would be allowed in an assisted living group home for elderly disabled persons operating out of a single-family home. (2/27/2020)

### DISPERSED RECREATION

AR zone (11/20/92)

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Compared to resource-based commercial recreation facilities  
and recreational areas, commercial (11/20/92)

Hang-gliding club (2/14/92)

Primitive campsites (10/8/93)

War games (paintball games) (11/20/92)

## **DOGS**

See Animals

## **DOGGY DAYCARES**

See Kennels

## **DRAFTING ERROR**

Correction of error in ordinance (5/8/92)

## **DRAINFIELD**

As an accessory use (8/14/92)

Community drain field for commercial (2/12/99)

For Fall City business district (2/12/99)

Defined as utility facility (2/12/99)

## **DREDGING**

Shorelines, administrative interpretation (9/11/92; 9/4/92)

## **DRIVEWAYS**

Driveway as a "street" (2/26/93)

In required yards, open space or landscaped areas (4/30/93; 2/26/93; 6/26/92)

Joint-use driveway (07/21/05; 10/30/98; 5/19/95; 2/26/93)

Safety within multi-family complexes (3/6/98)

Setbacks (07/21/05; 10/30/98; 2/26/93)

## **DRY CLEANING ESTABLISHMENTS**

In B-C zone (12/6/91)

## **DUPLEX**

Definition (6/5/92)

Distinction between duplex, accessory dwelling, single residential unit (6/28/00, 4/30/99)

Minor development (6/28/00)

## **E**

## **EASEMENTS**

Access with a revocable roadway easement (8/14/92)

Access easement, what classification (11/15/00)

Accessory use on portion of adjacent lot (8/14/92)

Determination of setbacks and lot type (7/11/94)

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Front yard measurement with easement for street improvements (11/13/92)  
Joint-use driveways (2/26/93)  
Height of fence within (4/15/94)

## **EAST SAMMAMISH**

Community Plan  
Clearing, seasonal limits (5/21/93)  
Legislative update (4/30/93; 4/9/93; 2/26/93)  
P-suffix conditions (5/21/93)  
Interim zoning, legislative update (2/26/93)

## **EDUCATIONAL INSTITUTION**

Compared to correctional institution (12/20/91)

## **ENFORCEMENT**

Title 23  
Legislative update (1/9/98; 9/17/93; 1/31/92)

## **ETHICS CODE**

Post-employment restrictions; legislative update (4/30/93)

## **EXCAVATION**

Protection of adjacent property (9/18/92)  
Setbacks (9/18/92; 9/11/92)  
Shorelines, administrative interpretation (9/11/92; 9/4/92)  
Slope (9/18/92)  
Wetlands (5/15/92)  
Exceedance Flow – Tributary Streams (6/27/13)

## **EXIT DOORS**

Emergency exits in day care (3/22/00; 7/23/99)

## **EXOTIC ANIMALS**

Hybrid wolves (10/10/01)

## **F**

## **FAMILY**

Assisted living group home (2/27/20)  
Definition of "family" (2/27/20; 8/27/20)

## **FEES**

Legislative update (12/11/92; 10/18/91)  
MPS (mitigation payment system) fees (10/9/98)

# Regulatory Review Committee Minutes; Subject Index, continued

Pre-application fee credit (5/30/97)

## FENCES

Allowable height when on top of retaining wall or rockery (7/19/96)

Location in public right-of-way (8/16/91)

Sensitive Areas Ordinance application (1/10/92)

Constructed as a wall (5/9/97)

Legislative update (1/23/98; 12/5/97; 10/10/97)

## FILL

See Grading; Structure

## FINANCIAL GUARANTEES

Legislative update (7/23/93)

## FIRE FLOW

Rural standards

Legislative update (5/17/96; 3/8/96)

## FIRE STATION

Compared to training facility (6/18/93; 9/4/92)

## FIREWOOD

See Wood

## FLOAT LIFT

Float Lift (Jan 5, 2017)

## FLOOD HAZARD AREAS

See also Lakes; Sensitive Areas Ordinance; Streams; Wetlands

FEMA floodways apply only to streams (2/19/93)

Channel migration areas (8/6/93)

Elevating Additions (2/02/17)

Expansions of single detached dwelling units (10/24/24)

Floodplain analysis of non-natural sources of flooding (8/22/97)

Lot coverage limitation (3/28/01)

Stockpiling in Flood Hazard Area (8/13/09)

Zero-rise floodways apply only to streams (2/19/93)

## FLOOD FRINGE

See also Flood Hazard Areas

## FLOODPLAIN

See also Flood Hazard Areas

## FLOODWAY

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See also Flood Hazard Areas

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## FLOOR SPACE

How to calculate when more than one use in building (12/6/96)  
Penthouse or roof structure (10/2/92)

## FOOD BANK

Zones permitted in (12/4/92)

## FOOTPRINT

See also Sensitive Areas Ordinance: Exemptions and Exceptions  
Structure (9/27/91)  
See also Footprint of a building (7/21/16)

## FOREST PRODUCTS

See also Wood  
Processing facility (8/2/91)

## FRATERNAL ORGANIZATION

Lodges or meeting halls (12/12/01)

## FRONT YARD

See also Setbacks; Yards

## G

## GAS STORAGE

See also Public Utilities  
Bulk gas storage, zones permitted in (1/17/92)  
Legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93; 4/16/93; 4/9/93; 10/9/92)

## GATHERING OF PLANTS

Compared to agricultural harvesting (10/23/92)  
Subject to SAO (10/23/92)

## GOLF DRIVING RANGES

Minimum facility needed for (4/14/95)  
Accessory to golf course in RA zones (8/28/98; 8/29/97)  
CUP required (8/28/98)

## GRADING

See also Clearing; Grading Code  
Stockpiles in Floodplain (8/13/09)  
Structural fill, grading of existing fill (1/22/93)  
Temporary Stockpiles (10/11/12) (2/28/13)  
Violation of grading permit and SAO (11/15/91)  
Fill as standalone land use "Development" definition (3/22/2018)

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## **GRADING CODE**

See also Clearing; Grading  
Relationship to zoning code (1/22/93; 9/18/92)

## **GRAVEL**

See Sand and Gravel

## **GROUP HOME**

Assisted living group home (2/27/20)  
Parking requirements (1/10/92)

## **GROUP LIVING ARRANGEMENT**

Assisted living group home (2/27/20)  
Definition of "family" (2/27/20; 8/27/20)

## **H**

## **HANG GLIDING CLUB**

As dispersed recreation (2/14/92)

## **HAZARDOUS MATERIALS STORAGE OR PRODUCTION**

Critical facilities (11/20/92)

## **HEAVY EQUIPMENT**

Definition for Home Occupation (10/31/97)  
Retail sales in B-C zone, legislative update (7/23/93; 7/2/93; 5/21/93;  
4/30/93; 4/16/93)  
Tractor sales, zones permitted in (8/7/92; 12/6/91)

## **HEIGHT**

In SR zone (12/10/93)  
Fence height within an easement (4/15/94)  
Determination of grade (10/14/94)

## **HIGHWAY ORIENTED USES**

Uses allowed (7/11/01)

## **HOME INDUSTRY**

Floor area limits (6/7/96)  
As accessory use (6/7/96)  
Use of heavy equipment (10/31/97)  
"RA-5" Zone (10/18/02)  
Church, synagogue or monastery (10/18/02)

## **HOME OCCUPATION**

## **Regulatory Review Committee Minutes; Subject Index, continued**

Appointments (7/17/04)  
Area devoted to (2/23/23; 7/17/04)  
Employee (7/17/04)  
Floor area limits (6/7/96; 9/27/18)  
Home Occupation (7/9/15), (9/3/15)  
Incidental sales (7/17/04)  
Wedding/reception business (12/6/91)  
Non-resident employees (11/14/97)  
Outdoor activities (9/24/21)  
Outside storage (5/9/97)  
RV and Self-Storage (2/26/09)  
Trucks not "heavy equipment" (10/31/97)  
"RA-5" Zone (10/18/02)  
    Church, synagogue or monastery (10/18/02)  
Vehicles (7/17/04)  
June 22, 2017

### **HORSES**

See also Livestock

### **HORTICULTURAL NURSERY**

Definition, administrative interpretation (8/16/91)  
Exemptions from Sensitive Areas Code (3/22/00; 5/21/93)

### **HYBRID WOLVES**

Exotic animals (10/10/01)

## **I**

### **IMPACT FEES**

Schools  
Fees for accessory dwelling units (1/20/95)

### **IMPERVIOUS SURFACE**

Access easement (3/10/95)  
Legislative update (5/17/96; 3/24/95)  
Nonresidential uses in residential zones (3/17/95)  
Utility services in (4/21/95)

### **INTERNATIONAL BUILDING CODE**

Incorrect International Building code citation (Jun 22, 2017)

## **J**

### **JUNK VEHICLES**

See also Vehicles

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## K

### KENNELS

- As home occupations (7/7/05)
- Compared to small animal clinics (1/15/93)
- In non-residential areas (7/7/05)
- Number of animals (5/22/02)

## L

### LAKES

- See also Flood Hazard Areas
- Relationship to wetlands, streams (8/13/93; 12/11/92)
- Submerged land below ordinary high-water mark (9/4/92)

### LAND USE CLASSIFICATION

- Use not listed in Standard Industrial Classification (10/24/19)

### LAND USE DECISIONS

- Notice requirements (6/21/96)

### LANDSCAPING BUSINESS

- Zones permitted in, administrative interpretation (8/16/91)
- Landscape business (7/9/15)

### LANDSCAPING

- Hardscaping in critical areas (3/05/15)
- Landscaped areas
  - Driveways in required landscaped areas (6/26/92)
  - Parking in required landscaped areas (6/2/95; 6/26/92)
  - Roadways in required landscaped areas (6/26/92)
- Requirements
  - Along private access easements defined as a street (9/13/96)
- Standards
  - Communication facilities (2/28/92; 2/21/92)
  - Internal property lines (5/15/92)
  - Remodel/addition projects as "new development" (6/12/98)
  - Zone lines (4/17/92)
  - Attached/group residence (10/14/94)
  - Street trees in short plats (7/23/99)

### LANDSLIDE HAZARD AREA

- Landslide hazards (12/12/19)

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## **LIBRARY**

Community Book Exchanges (3/05/15)  
Setbacks (11/1/91)

## **LIGHTING FOR ATHLETIC FIELDS**

Lighting for athletic fields (8/6/15)

## **LIVESTOCK**

See also Animals; Private Stables; Public or Rental Stables  
Horses  
Density standard in AR zone (8/7/92)  
Fee boarding (3/5/93)  
Riding lessons (3/5/93)  
Consistent with provisions for stables (7/23/99; 7/12/96)  
Housing Livestock in Buffers (12/10/09)  
Legislative update (12/5/97; 10/18/91)  
Public or rental stables  
Animal density standard in AR zone (8/7/92)

## **LOCAL NEWSPAPER NOTIFICATION**

March 2, 20017

## **LOGS**

See also Wood

## **LOT AREA**

Site area calculation (7/25/02)

## **LOT AREA PER DWELLING UNIT**

Calculation (2/19/93)  
Compared to lot area (2/19/93)

## **LOT CLUSTERING**

R1 clustering (12/5/97)  
Submerged land excluded(9/4/92)

## **LOT COVERAGE**

See also Building Coverage; Impervious Surface

## **LOT LINE ADJUSTMENT**

Accessory use on adjacent property (8/14/92)  
Sites consisting of more than one lot (1/30/98) (2/26/09)  
Lot Merger (2/26/09)

# Regulatory Review Committee Minutes; Subject Index, continued

## M

### **“M” ZONE**

- Topsoil mixing (5/30/97); (3/03/16)
- Topsoil production & sales (10/18/02)
- Where permitted (10/18/02)

### **MARKETING OF AGRICULTURAL PRODUCTS RAISED OR PRODUCED ON SITE**

- Length of time product must grow on site (9/18/92)

### **MASTER PLAN DEVELOPMENT**

- Legislative update (12/11/92)

### **MINERAL ZONE**

- Mineral processing of minerals from off-site (8/23/00)
- Production and storage of Precast Girders (12/13/12)

### **MINOR DEVELOPMENT**

- Need for a definition (6/28/00)

### **MINIMUM LOT AREA**

- Minimum lot width exception (1/24/19)
- Rural area lots (1/23/20)

### **MITIGATION PAYMENT SYSTEM (MPS FEES)**

- Authority to apply at preliminary short plat (10/9/98)
- Retroactive application (10/9/98)

### **MIXED USE**

- Need for a definition (8/11/95)

### **MOBILE HOMES**

- Accessory structures
  - Permit requirements (12/18/92)
  - Waiver of permit fees (12/18/92)
- “Park trailer” as mobile home for medical hardship (10/24/97; 6/27/97)
- Permit requirements
  - Legislative update (7/19/96; 5/17/96; 3/8/96)
- Temporary placement, medical hardship (10/24/97; 2/28/92)
  - Legislative update (9/13/96; 8/23/96)

### **MOBILE HOMES/MODIFICATION**

### **MONASTERY**

- “RA-5” Zone (10/18/02)
- Home occupations, home industry (10/18/02)

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## **MOTOR VEHICLES**

See also Vehicles

## **MULTIPLE DWELLING DEVELOPMENT**

Defined (9/13/96)

On one lot (12/13/12)

## **N**

## **NET BUILDABLE AREA**

Definition (3/17/95; 2/24/95)

Utility easement (3/17/95; 2/24/95)

## **NOISE**

Fence required in subdivision for noise attenuation, compared with insulation within residences (8/16/91)

## **NONCONFORMING USES OR STRUCTURES**

Adding structure for nonconforming use (7/12/96)

Alteration or enlargement of nonconforming structures (7/23/93)

Burned structure before Title 21A effective (2/24/95)

Destruction of conforming building with nonconforming use (4/3/92)

Destruction of nonconforming building (4/3/92)

Discontinuance for over 12 months (4/3/92; 11/8/91; 9/6/91)

Exchanging one nonconforming use for another if no expansion (9/20/96)

Expansion of nonconformance (7/12/96; 6/2/95; 11/8/91)

Setbacks (8/8/01, 8/26/94)

Extent of nonconformity (4/3/92)

Modification of non-conforming shoreline structure (9/10/10)

Modification for new owner (May 11, 2017)

New use added to established nonconforming use (11/1/91)

Nonconformance modification (8/23/00)

Reconstruction of nonconforming structure deteriorated with age (7/23/93)

Relationship to partial exemptions (5/17/96)

Structure in setback modification (8/8/01)

Rural area lots that do not meet the minimum lot size in the given zone (1/23/2020)

## **NON-RESIDENTIAL STAFF**

Definition of "family" (8/27/2020)

## **NONRESIDENTIAL STRUCTURE**

Stable in sensitive area 7/24/19

## **NONRESIDENTIAL USES**

Distinguished from other uses (3/17/95)

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Permitted in residential zones (6/11/99; 2/26/99)  
Signs (8/25/04)

## **NONRESIDENTIAL ZONES**

Distinguished from residential (3/3/95)

## **NORTH BEND UGA**

Uses, sewage disposal (7/11/01)

## **NORTHSHORE COMMUNITY PLAN**

Legislative update (2/26/93; 1/22/93)

## **NOTICE ON TITLE**

Containing Sensitive Areas or buffers (6/28/00)  
Development proposals and requirements (6/27/01; 6/28/00)

## **NOXIOUS WEEDS**

Permits required to revegetate (Jun 22, 2017)

## **NURSERIES**

Covered sales areas (9/27/18)

## **NURSING HOMES**

Critical facilities (11/20/92)

## **O**

## **OFF-STREET PARKING**

Vehicles parked outside of a building (10/18/00)

## **OPEN SPACE**

Driveways in required open space (6/26/92)  
Open and unobstructed (9/11/92)  
On-site recreation space, relationship to (3/17/95; 2/24/95)  
Parking in required open space (6/26/92)  
Permitted uses in R-1 50% open space (12/5/97)  
Roadways in required open space (6/26/92)  
Vegetation (9/11/92)

## **ORDINANCE DRAFTING ERROR**

Correction (5/8/92)

## **P**

## **P-SUFFIX CONDITIONS**

Obtaining relief from conditions (12/20/92)

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Relationship to SAO (12/20/92)  
Relationship to 21A (9/13/96)  
Raised walkways and speed bumps in ESCP (2/25/94)  
VS-P-28 (6/27/23)

## **PAINTBALL FACILITIES**

SIC classification (2/6/98; 1/30/98)

## **PAINTBALL GAMES**

See also War Games; Paintball Facilities

## **PARKS**

See also Recreation space, On-site  
Building setbacks (11/1/91)  
Building in residential development (6/23/95)  
Concessions, accessory use (3/05/15)  
In M-L zone  
Legislative update (8/13/93)  
Recreational vehicle uses in (3/1/96)  
Trout farm, accessory use (3/13/02)

## **PARK AND RIDE LOTS**

Compared to transit operating base (4/10/92)

## **PARK TRAILERS**

Use as temporary dwelling unit for medical hardship (10/24/97; 6/27/97)

## **PARKING REQUIREMENTS**

Combined uses (1/31/92)  
Administrative interpretation (9/11/92; 9/4/92; 8/2/91)  
Group home (1/10/92)  
High school (1/31/92)  
Multifamily projects (3/24/95; 7/2/93)  
Oil change service bays (4/17/92)  
Off-street (10/18/00)  
On lot different from building being served (3/24/95)  
Parking and loading areas not open to or used primarily by the general public (7/2/93)  
Administrative interpretation (7/2/93)  
Parking in required yard, open space, or landscaped areas (6/26/92)  
Paving requirements for parking areas (2/28/92)  
Reduction for location near public parking and public transit route (1/31/92)  
Setbacks, parking spaces within (11/15/91)  
Shared parking (3/24/95)  
Vashon Town Plan application parking standards (June 22, 2017)  
Vehicles parked outside of a building (10/18/02)

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## **PASSIVE RECREATION**

Whether a yurt can be used as accessory recreation equipment storage for a passive recreational primary use. (12/12/2019)

## **PEDESTRIAN ACCESS**

See also bicycle access  
Standards

Legislative update (12/6/96; 7/12/96)

## **PENTHOUSE**

Building height calculation (10/2/92)

## **PERSONAL SERVICE USES**

Within one mile of other commercial uses in residential zone (9/3/99; 6/11/99; 2/26/99)

## **PLACEMENT OF BUILDINGS**

Standards in G-5 zone (7/2/93; 6/18/93)

## **PLANNED UNIT DEVELOPMENT (PUD)**

Density calculation, rounding off (4/16/93)

Zones permitted in (5/21/93)

Open space restrictions (5/21/99)

Future development within original boundary (5/21/99)

Alteration of final recorded PUD (5/21/99)

## **PLAT CONDITIONS**

Implementation when Council approval required (12/6/96)

Minimum lot width exception (1/24/19)

## **PRIVATE STABLES**

See also Animals; Livestock

Riding lessons (3/5/93)

Allowed in R-6 zone (7/23/99)

## **PROPANE, LIQUID**

See also Gas Storage; Public Utilities

## **PUBLIC ADMINISTRATIVE OFFICES**

School district offices (1/29/93)

Signs (1/29/93)

## **PUBLIC AGENCY TRAINING FACILITY**

Compared to fire station (6/18/93; 9/4/92)

Signs permitted (8/23/91)

Unclassified Use Permit needed (6/18/93; 9/4/92)

# Regulatory Review Committee Minutes; Subject Index, continued

## **PUBLIC OR RENTAL STABLES**

See also Animals; Livestock

Animal density standard in AR zone (8/7/92)

Inconsistent with provisions for livestock provisions (7/12/96)

Riding lessons (3/5/93)

## **PUBLIC RULES**

Adoption update

Notice on title (3/24/95)

P-suffix signs (3/24/95)

Separate lot (3/24/95)

Trails (3/24/95)

Zoning adjuster hearings (3/24/95)

## **PUBLIC SEWERS**

Service in the Urban Growth Areas (UGA) (5/23/01)

## **PUBLIC TRANSIT ROUTE**

Compared to Dial-A-Ride (1/31/92)

## **PUBLIC UTILITIES**

Bulk gas storage, zones permitted in (1/17/92)

Legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93; 4/16/93; 4/9/93; 10/9/92)

Includes "utility facility" (10/24/97)

Location in wetland (2/28/92)

Regional utility corridors

Excluded from net buildable area (3/17/95)

Retention/detention facilities as institutional use (10/8/93)

## **R**

### **"R" ZONES**

List of "R" zones (4/10/92)

Owner-occupied provision in RS zone (4/1/94)

Use not listed in Standard Industrial Classification (10/24/19)

### **"R-1" ZONE**

Permitted uses in required 50% open space (12/5/97)

### **"RA-5" ZONE**

Church, synagogue or monastery (10/18/00)

Home occupations, home industry (10/18/00)

## **REASONABLE USE EXCEPTION PROCESS**

Minimum necessary alteration in APD & FPD (5/8/03)

# Regulatory Review Committee Minutes; Subject Index, continued

Whether a yurt can be used as accessory recreation equipment storage for a passive recreational primary use. (12/12/2019)

## RECREATION SPACE, ON-SITE

See also Parks

Central location (10/10/02)

Considered a "park" (4/5/92)

Fee-in-lieu (12/12/01, 3/3/95)

Open space, relationship to (12/5/97; 3/17/95; 2/24/95)

Play areas, relationship to required on-site recreation (3/3/95)

Non-central location via variance (12/12/01)

## RECREATIONAL AREAS, COMMERCIAL

Compared to dispersed recreation and resource-based commercial recreation facilities (11/20/92)

War games (paintball games) (11/20/92)

## RECREATIONAL VEHICLE

As temporary camping or dwelling (Jun 22, 2017)

Concerning how long a recreational vehicle (RV) can be located on a property (11/17/2020)

## RECYCLABLES COLLECTION

Standards Legislative update (4/5/96)

Storage space required (3/10/95)

## RECYCLING FACILITIES

Legislative update (9/13/96)

Zones permitted in (2/21/92)

## REGIONAL UTILITY CORRIDOR

See also Public Utilities

In subdivisions & short subdivisions (4/23/26)

## RESERVE TRACTS

Density calculations (4/17/92)

Requirements for SC reserve tracts (11/17/98)

Future development of reserve tracts (11/17/98)

## RESIDENTIAL ACCESSORY

Building driveways (Mar 2, 2017)

Determining the floor area (3/4/21)

Different kinds of residential uses (4/28/22; 9/27/19)

## RESIDENTIAL DENSITY INCENTIVES

Affordable housing, maximum density (1/28/21)

Density requirement if incentives used (6/27/97)

**Regulatory Review Committee Minutes; Subject Index, continued**

Number of apartment units allowed (10/3/97)

# Regulatory Review Committee Minutes; Subject Index, continued

## RESIDENTIAL USES

Different kinds of residential uses (9/27/19)

## RESIDENTIAL ZONES

Distinguished from non-residential (3/3/95)

Legislative update (12/6/96; 7/12/96)

Commercial uses allowed (6/11/99; 2/26/99)

Use not listed in Standard Industrial Classification (10/24/19)

## RESOURCE-BASED COMMERCIAL RECREATION FACILITIES

Compared to dispersed recreation and recreational area, commercial (11/20/92)

War games (paintball games) (11/20/92)

## RESOURCE LANDS

Notice

Legislative update (3/8/96)

## RETAIL USES

Retail nurseries (9/27/18)

Retail sales (internet) in NB Zone (2/28/13)

Within one mile of other commercial use in residential zone (6/11/99; 2/26/99)

Nurseries (10/11/12), (2/28/13)

## RETAINING WALL

Street improvement (11/13/92)

In setbacks (3/5/99; 7/19/96)

Retaining wall located in ROW (05/28/2020)

## RETENTION/DETENTION FACILITIES

See also Surface Water Management Facilities

As public or institutional uses (10/8/93)

Location in stream buffer (11/21/97, 10/24/97, 8/21/92)

Setbacks, applicability of (2/10/95; 5/20/94)

## RETIREMENT HOMES

Compared to senior citizen apartments (1/10/92)

Parking and lot area requirements

Legislative update (7/2/93; 4/16/93; 10/9/92)

## REUSE OF NONRESIDENTIAL STRUCTURES

Allowable expansions (12/6/96)

G-5 zone, legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93)

## REUSE OF SCHOOLS

Allowable expansions (12/6/96)

# Regulatory Review Committee Minutes; Subject Index, continued

## REZONES

Rezone conditions (7/23/99)  
Daycare facility (7/23/99)

## RIDING ARENA

Stable and riding arena 10/24/19

## RIGHTS-OF-WAY (PUBLIC)

See also Roadways; Streets  
Fence located in (8/16/91)  
Impervious surface coverage limits (3/10/95)  
Lot area per dwelling unit, calculation (2/19/93)  
Right-of-way use permit (8/16/91)

## ROAD AND ROADWAYS

See also Rights-of-Way (Public); Streets  
Construction and maintenance within sensitive area (3/5/93; 2/19/93)  
Impervious surface coverage limits (3/10/95)  
In required yards, open space or landscaped areas (4/30/93; 2/26/93; 6/26/92)  
Raised walkways and speed bumps required by ESCP (2/25/94)  
Safety within multi-family complexes (3/6/98)  
Concerning King County Code (K.C.C.) 21A.06.1391.B.9 and whether wetlands unintentionally expanded by roadwork are regulated as "wetlands." (12/12/2019)

## ROCKERY

In setbacks (7/19/96)

## ROOF STRUCTURE

Building height calculation (10/2/92)

## RURAL AREA

Terminology use (2/23/23; 12/30/21)

## S

## SAND AND GRAVEL

Storage and distribution (11/1/91)

## SCHOOLS

Bus storage and maintenance (1/10/92)  
Concurrency, legislative update (12/6/91)  
Definition only for elementary, junior high, high schools (9/17/93)  
GR zone standards (10/2/92)  
Home school (8/11/04)  
Impact fees  
Accessory dwelling units (1/20/95)

## **Regulatory Review Committee Minutes; Subject Index, continued**

- Private secondary (8/25/04)
- Preschools in G-5 zone as a "school" (9/17/93)
- Reuse of closed public school facilities
  - Eligible uses (1/29/93)
  - Signs (7/21/05); 1/29/93; (11/17/16)
- School district administrative offices (1/29/93)

### **SELF-SERVICE STORAGE FACILITY**

- Parking space for storing boats, trailers, RVs (1/28/04)

### **SENIOR CITIZEN APARTMENTS**

- Compared to retirement homes (1/10/92)

### **SENSITIVE AREAS ORDINANCE**

- See also Alterations; Clearing; Lakes; Sensitive Areas Ordinance:
  - Exemptions and Exceptions; Streams; Trails; Wetlands
- Administrative rules, activity subject to (8/21/92)
- Aquaculture (10/28/10)
- Buffers
  - Conveyance systems within buffers (11/21/97; 10/24/97)
  - Performing no biological or hydrological functions (1/15/93)
  - Required for new farms, pastures with farm plan (9/3/99, 8/13/09)
- Clearing
  - Legislative update (12/11/92; 10/9/92; 9/25/92)
  - SAO and clearing permit requirements, relationship (1/22/93)
- Definition (2/3/95)
- Density calculations for development site (10/23/92; 9/4/92; 9/27/91)
- Enforceability of SAO when no development permit has been issued (11/15/91)
- Existing lawns and landscaping, hardscaping (3/05/15)
- Existing lawns and landscaping, maintenance (1/15/93)
- Fences, application of SAO to (1/10/92)
- Grading permit violation and SAO violation (11/15/91)
- Legislative update (5/1/92; 1/31/92; 1/10/92)
- Linear Exceptions (9/10/10)
- Mitigation measures, required connection to project having impact (12/18/92)
- Notice on Title (6/28/00; 9/27/91)
- P-suffix conditions, relationship to SAO (12/20/91)
- Preemption of SAO, state or federal (11/8/91)
- Proposals subject to SAO (6/5/92)
  - Relationship to nonconforming use and structure provisions (2/11/94)
- Road projects (4/15/94; 4/9/93; 2/19/93; 1/15/93)
- Sensitive area tracts
  - Existing structure in sensitive area (8/13/93)
  - "Legal entity" definition (6/12/98; 4/10/98)
- Temporary impacts (2/19/93)
- Waiver or modification of standards
  - Legislative update (9/17/93)
- Variance standard (1/15/93; 12/11/92)

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Buffer addition/buffer averaging (2/8/2018)

## **SENSITIVE AREAS ORDINANCE: EXEMPTIONS AND EXCEPTIONS**

Agricultural activities (3/22/00; 5/21/93)

Examiner's decision (6/4/93)

Agricultural harvesting (10/23/92)

Emergency exemption (12/18/92; 12/11/92)

Exceptions and exemptions compared (1/15/93; 12/11/92; 6/5/92; 11/15/91)

Existing lawns and landscaping, maintenance (1/15/93)

Farm management plans (9/3/99)

Fences (1/10/92)

Gathering of plants (10/23/92)

Legislative update (11/20/92; 9/25/92)

Maintenance and repair (4/15/94)

Minor development (6/28/00)

Modification or waiver of requirements by Director

Extent of authority (2/3/95)

Notice on title (6/28/00; 9/27/91)

Public Agency and Utility Exception

Agency or utility as applicant (4/30/93)

Road projects (4/9/93)

Recreation (11-17-16)

Residential accessory structures (5/17/96; 4/1/94)

Road projects (4/15/94; 4/9/93)

Steep slope alteration (6/16/95)

Structures in existence on November 27, 1990, new construction or related activity  
(2/11/94; 8/13/93; 1/22/93; 11/13/92; 11/6/92; 10/30/92; 3/6/92; 1/10/92)

Single-family residences, special rule (5/17/96; 4/1/94; 10/30/92; 1/10/92; 12/20/91; 9/27/91)

## **SEPA REVIEW**

Lands covered by water (06/26/14)

Variances (4/30/93)

## **SEPTIC TANK**

As an accessory use (8/14/92)

Community drain field (2/12/99)

## **SETBACKS**

See also Yards

Access easements (5/19/95; 2/14/92; 4/25/13)

Access panhandle (12/20/91)

Standards for billboards

Calculation (2/10/95; 5/20/94; 1/21/94)

Communication towers (2/14/92)

Driveways (2/26/93)

Joint-Use (7/21/05)

Excavation (9/18/92; 9/11/92)

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- Front yard measurement from street edge (11/13/92)
- Fully enclosed garages in multi-family (5/30/97)
- Interior setbacks (10/30/98)
- Lease lines (2/14/92)
- Legislative update (1/23/98; 1/9/98; 3/24/95)
- Measurement (2/10/95)
- Nonconforming use
  - Expansion (8/26/94)
- Open and unobstructed (9/11/92)
- P-suffix condition VS-P28 (6/27/23)
- Parking spaces (11/15/91)
- Private access tract (7/21/05), (4/25/13)
- Retaining wall in required setback (3/5/99; 10/14/94)
- Sensitive areas
  - Modification or waiver by director (2/3/95)
- Street setback (10/30/98) (4/25/13)
- Structures in Drainage BSBL's (7-20-17)
- Substandard lots (11/15/91)
- Surface water management facilities, placement in setback (2/10/95; 5/20/94)
- Variance from setback (3/5/99)

## SHORELINES

- See also Flood Hazard Areas; Lakes; Streams; Submerged Lands; Tidelands; Wetlands
- Dredging below ordinary high-water mark (9/11/92; 9/4/92; 3/27/92)
- Excavation below ordinary high-water mark (9/11/92; 9/4/92; 3/27/92)
- Excavation in wetlands (5/15/92)
- Expansions of single detached dwelling units (10/24/24)

## SHORELINES/JURISDICTION

### SIC (Standard Industrial Classification)

- Agricultural services (1/23/98)
- Paintball facilities (2/6/98; 1/30/98)
- Storage of recreational vehicles (7/5/00)

## SIDEWALK

- Part of the street (11/13/92)

## SIGNS

- Allowable for home occupation (5/9/97)
- Auto Sales Business / Feather Flags (7/20/17)
- Changing message (7/21/05)
- Definition (5/20/94)
- Directional (3/22/00)
- Face of sign in RM zone (5/20/94)
- Illumination (7/21/05)

## **Regulatory Review Committee Minutes; Subject Index, continued**

- Incidental graphics (4/24/02)
- Legislative update (3/6/98)
- Multiple uses on site, sign requirements (1/29/93)
- Off-premise signs, number permitted (1/31/92)
- Projecting above exterior wall (1/9/98; 6/9/95)
- Public agency training facility (8/23/91)
- Public administrative offices (1/29/93)
- Residential/non-residential use (07/21/05; 8/25/04)
- Schools (07/21/05; (11/17/16))
- Service station canopies (1/9/98)

### **SITE DEVELOPMENT PERMIT, COMMERCIAL**

See also Commercial Site Development Permit

### **SLAUGHTERHOUSE**

Custom Slaughterhouse (7/17/04)

### **SMALL ANIMAL CLINICS**

- Boarding or keeping animals, limitations (1/15/93)
- Compared to kennels (1/15/93)

### **SOLAR ENERGY SYSTEMS**

Small-scale solar energy systems (1/24/19)

### **SOOS CREEK COMMUNITY PLAN**

Effective date (1/10/92)

### **SPECIALIZED INSTRUCTION SCHOOL**

- Accessory Use (3/28/19)
- Compared to conference center (3/28/19)
- Compared to correctional institution (12/20/91)
- Dog training (3/5/93)
- Hypnosis training (3/11/94)
- In the AR zone (3/11/94)
- Riding lessons (3/5/93)
- Signs (1/29/93)
- Single educational program (1/29/93)
- (April 27, 2017)

### **SPORTS CLUB**

- As a "commercial development" (3/1/96)
- Standards
  - Legislative update (5/17/96; 3/8/96)

### **SR ZONE**

Height limit (12/10/93)

# Regulatory Review Committee Minutes; Subject Index, continued

## STABLE AND STABLING AREAS

Arena (3/28/01)  
Stable in sensitive area 7/24/2019  
See also Stables in Forest zone (8-18-16)  
Stable and riding arena 10/24/19

## STACKING SPACES

Drive-through espresso stand (5/22/02, 8/22/01)

## STATE ENVIRONMENTAL POLICY ACT REVIEW

See also SEPA Review

## STEEP SLOPES

See also Sensitive Areas Ordinance; Sensitive Areas Ordinance: Exemptions and Exceptions  
Whether K.C.C.21A.24.325.C.2. and K.C.C.21A.24.358.A.3. applies to landslide hazards with slopes less than 40 percent. (12/12/2019)

## STORMWATER MANAGEMENT FACILITIES

Shared private facilities (9/12/97; 9/5/97)

## STREAMS

See also Flood Hazard Areas; Sensitive Areas Ordinance; Shorelines  
Always categorized as sensitive areas (2/3/95)  
Conveyance constructed in stream buffer (11/21/97, 10/24/97)  
Crossings (2/19/93)  
FEMA floodway (2/19/93)  
Mitigation measures, required connection to project having impact (12/18/92)  
Modification or waiver of requirements by Director (2/3/95)  
P-suffix conditions for stream corridors (12/20/91)  
Public trail in buffer (8/21/92)  
Relationship to lakes, ponds (12/11/92)  
Retention/detention facility in buffer (8/21/92)  
Road projects impacting buffer (2/19/93)  
Submerged land below ordinary high-water mark (9/4/92)  
SWM maintenance road in buffer (8/21/92)  
Zero-rise floodway (1/29/93)

## STREETS

See also Roadways; Rights-of-Way (Public)  
Driveway as a street (10/30/98; 2/26/93)  
Impervious surface coverage limits (3/10/95)  
Lot area per dwelling, calculation (2/19/93)  
Private access easement as a street (10/30/98; 9/13/96)  
Retaining wall as part of the street (11/13/92)  
Sidewalk as part of the street (11/13/92)

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Trees required as part of plat, short plat (7/23/99)  
Vehicular and pedestrian thoroughfare (11/13/92)

## **STRUCTURE**

Definition (10/30/92)  
Structural fill (1/22/93)

## **STUMP GRINDING**

Zones permitted in (9/6/91)

## **SUBDIVISIONS & SHORT SUBDIVISIONS**

Minimum lot width exception (1/24/19)  
Alteration process for short plats (10/23/98; 7/24/98)  
Density calculation, rounding off (4/16/93)  
Density credit for sensitive areas (10/23/92; 9/4/92)  
Development conditions (6/18/99)  
Enforcement of plat conditions, Examiner's decision (8/16/91)  
Enforcement of significant tree provisions, after final plat (8/28/98)  
Expiration of conditions (6/2/95)  
"Five year" rule (7/24/98; 11/18/94)  
MPS (mitigation payment system) fees (10/9/98)  
Noise attenuation (8/16/91)  
Non-building status, removal of (10/23/98)  
Notice requirements (2/14/92)  
"One-time split" in GR and G-5 zones (10/23/92)  
Roadways  
    Impervious surface coverage (3/10/95)  
Sensitive area tracts  
    Existing structure located in sensitive area (8/13/93)  
Setbacks (11/15/91)  
Street trees required (7/23/99)  
Townhouses (4/2/99)  
Vesting (2/14/92)  
With regional utility corridor (4/23/26)  
Yard requirements (2/26/93)

## **SUBMERGED LAND**

Below ordinary high-water mark (9/4/92)

## **SUBSTANDARD LOTS**

Substandard Lots (5/14/15)  
Legislative update (6/5/92; 5/1/92)  
Setbacks (11/15/91)  
Smaller than zone's minimum lot area (10/2/92)  
Uses (10/2/92)  
Uses on adjoining substandard lots (12/6/91)

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## **SURFACE WATER MANAGEMENT FACILITIES**

See also Retention/Detention Facilities

As an accessory use (8/14/92)

Conveyance and outfall in stream buffer (11/21/97, 10/24/97)

Not considered wetlands (11/6/92)

Retention/detention facilities as public or institutional use (2/25/94; 10/8/93)

Setbacks (2/10/95; 5/20/94)

## **SWIMMING POOLS**

Standards

Legislative update (3/24/95; 1/20/95)

## **SYNAGOGUE**

"RA-5" Zone (10/18/00)

Home occupations, home industry (10/18/00)

## **T**

## **TRAILS**

Trail as transportation facility (8/18/16, 05/28/2020)

## **TAVERNS**

In B-N zone (9/17/93)

## **TEMPORARY USES**

Permit trigger (8/2/22)

Temporary compared with on-going land use (8/16/91)

Temporary construction buildings

Same site as building being constructed (8/16/91)

Temporary growing structures (9/19/97; 9/12/97)

Temporary placement of mobile home, medical hardship (10/24/97, 6/27/97; 2/28/92)

Zones permitted in (8/16/91)

Time limit for temporary sales office (6/27/97)

Legislative update (2/6/98; 1/30/98)

Vacation Rentals (1/13/11)

## **TIDELANDS**

Submerged land below ordinary high-water mark (9/4/92)

## **TOWNHOUSE**

In Neighborhood Business (NB) zone

Legislative update (8/23/96)

As part of short plat (4/2/99)

## **TRACTORS**

See also Heavy Equipment

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## TRAILS

In stream buffer (8/21/92)

Trail designated as a transportation facility (05/28/2020)

## TRAINING FACILITY, PUBLIC AGENCY

See also Public Agency Training Facility

## TRANSFER OF DEVELOPMENT CREDITS (TDC)

Conditional use criteria / R-4 through R-8 zones (4/19/00)

Determining base zoned density in floodplain SDO (6/11/99)

How to allocate density credits (1/16/98)

Sending site criteria (10/18/00, 7/5/00; 6/11/99; 12/19/97)

Receiving site criteria (9/6/00)

Relationship to K.C.C. 19A.08.180 (7/5/00)

## TRANSITIONAL HOUSING FACILITIES

Permitted zones (3/6/98)

## TRANSPORTATION FACILITIES

Trail designated as a transportation facility (05/28/2020)

## TREES

Enforcement of significant tree requirements (8/28/98)

Street trees in short plats (7/23/99)

## U

## UNCLASSIFIED USE PERMITS

Modification (11/1/91)

Public agency training facility (9/4/92)

Zones permitted in (6/18/93)

## UNIFORM BUILDING CODE

Dwelling unit, accessory (11/5/99)

Excavation, protection of adjacent property (9/18/92)

Exemptions from permit requirements (12/18/92)

Legislative update (12/6/96; 10/23/92)

Occupancy categories for critical facilities (11/20/92)

## USE

Categories of uses (3/17/95)

Definition (10/9/92)

Gathering of plants (10/23/92; 10/9/92)

Residential structure used for events (10/28/10)

Use not listed in Standard Industrial Classification (10/24/19)

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## UTILITIES, PUBLIC

See also Public Utilities

Includes "utility facility" (10/24/97)

Utility boxes, vaults (10/9/98)

## UTILITY POLE RELOCATION

Communication facilities (3/13/02), 1/9/02)

Utility pole with telecommunication antenna (3/13/02, 1/9/02)

## V

## VARIANCES

Accessory use without principal use (4/10/92)

Criteria Legislative update (9/13/96; 8/23/96; 4/5/96)

Density (4/30/93; 9/20/91)

Deliberate act (12/2/94)

Fence height (4/15/94)

Formal revocation (8/14/92)

Front yard variance, consideration of limited access conditions (8/14/92)

Illegal structure used as a reason for (3/5/99; 4/28/95)

Sensitive Areas Ordinance (6/28/00; 11/4/94; 1/15/93; 12/11/92)

SEPA review (4/30/93)

Staff must honor once granted (8/14/92)

## VASHON TOWN PLAN

Building design criteria (11/5/99)

Legislative update (8/23/96)

## VEHICLES

Inoperable motor vehicles, storage (6/26/92)

Junk vehicles, storage (6/26/92)

Parking outside of a building, off-street parking (10/18/00)

Parking in required yard, open space or landscaped area (6/26/92)

Retail sales of autos, boats, trailers, heavy equipment in B-C zone

Legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93; 4/16/93)

School bus yard, zones permitted in (1/10/92)

Storage of motor/recreational vehicles (7/5/00)

Trucks, as used in Home Occupation, Home Industry (10/31/97)

## VESTING

Codes in effect at pre-app meeting vs. completed application (2/6/98; 1/30/98)

Legislative update (7/2/93; 4/9/93; 2/26/93; 9/25/92; 5/1/92; 1/31/92;

1/10/92; 12/20/91; 12/6/91; 10/18/91; 8/2/91)

Rezoning

Legislative update (3/24/95)

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Pick-and-Choose (12/2/94)

## W

### WAR GAMES (PAINTBALL GAMES)

See also Paintball Facilities

As recreational area, commercial use (11/20/92)

Examiner's decision (5/21/93)

Not constituting an alteration (5/8/92)

### WATER STORAGE TANKS

Zones permitted in (4/17/92; 11/1/91)

### WEDDING/RECEPTION BUSINESS

Home occupation (12/6/91; 11/15/91)

### WETLANDS AND WETLANDS BUFFER

See also Flood Hazard Areas; Sensitive Areas Ordinance; Shorelines

Beneficial alteration of (8/6/93)

Buffer averaging (5/8/92; 5/1/92)

Legislative update (10/9/92; 8/21/92)

Surface water management facilities (artificial) not considered wetlands (11/6/92)

Excavation (5/15/92)

Gathering of plants (10/23/92)

Low-impact buffers-Agriculture (8/13/09)

Whether K.C.C.21A.24.325.C.2. and K.C.C.21A.24.358.A.3. applies to landslide hazards with slopes less than 40 percent (12/12/2019)

Mitigation measures, required connection to project having impact (12/18/92)

Mitigation sequencing (10/30/98)

Modification or waiver of requirements by Director (2/3/95)

Permitted alterations (10/30/98; 3/8/96)

Relationship to lakes, ponds (8/13/93; 12/11/92)

Road projects (4/9/93)

Submerged land below ordinary high-water mark (9/4/92)

Concerning King County Code (K.C.C.) 21A.06.1391.B.9 and whether wetlands unintentionally expanded by roadwork are regulated as "wetlands." (12/12/2019)

Utility pipeline, mitigation (2/28/92)

### WHOLESALE SALES

Component of retail enterprise (4/10/92)

Limited wholesale sales, as part of bulk retail business (10/9/92)

### WILDLIFE STUDY

Authority to require based on Comp Plan policies (6/18/99)

Authority to require on SEPA-exempt proposals (6/18/99)

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## WOOD

Forest products processing facility (8/2/91)  
Log storage and firewood distribution (11/1/91)  
Wood chips, bagging and selling (8/2/91)

## Y

## YARDS

See also Setbacks

Driveways in required yards (4/30/93; 2/26/93; 6/26/92)  
Front yard measurement from street edge (11/13/92)  
Intrusions into required yards and modified required yards (1/17/92)  
Open and unobstructed (9/11/92)  
Parking in required yards (6/26/92)  
Permitted uses in R-1 required opens space (12/5/97)  
Roadways or internal aisles in required yards (2/26/93; 6/26/92)  
Vegetation (9/11/92)

## Z

## ZERO LOT LINE

Application to townhouse lots (11/15/00)  
Townhouses allowed (4/2/99)

## ZERO LOT LINE DEVELOPMENT

Common wall construction (5/8/03)  
Location of driveways (5/8/03)  
Projection over property line (5/8/03)  
Timing of easement requirement (5/8/03)

## ZERO-RISE FLOODWAY

See also Flood Hazard Areas

## ZONING CODE

Relationship to grading code (9/18/92; 11/15/91)

## ZONING CODE; 21A

Conversion (7/2/93)  
Definitions (7/5/00; 6/28/00; 3/22/00; 11/5/99)  
Density calculation, rounding off (4/16/93)  
Exemptions from sensitive areas regulations (3/22/00; 1/15/93; 12/11/92)  
Legislative update (8/11/95; 6/23/95; 6/16/95; 6/9/95; 6/2/95; 5/19/95; 4/21/95; 4/15/93; 12/10/93; 10/8/93; 7/23/93; 7/2/93; 6/18/93; 6/4/93; 5/21/93; 4/30/93; 4/16/93; 4/9/93; 2/26/93; 1/22/93; 1/15/93; 12/18/92; 11/20/92; 9/18/92; 9/4/92; 5/15/92; 9/6/91; 8/2/91)  
Nonconforming structure, reconstruction (7/23/93)  
Use not listed in Standard Industrial Classification (10/24/19)