



Regulatory Review Committee Minutes

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

Destruction of nonconforming building (4/3/92)

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

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SOOS CREEK COMMUNITY PLAN

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“RA-5” Zone (10/18/00)

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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)
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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

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Definitions (7/5/00; 6/28/00; 3/22/00; 11/5/99)
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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)