

Regulatory Review Committee Minutes; Subject Index, continued



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

Permit requirements (12/18/92)

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)

Size limits (8/23/96; 9/17/93)

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)

Regulatory Review Committee Minutes; Subject Index, continued

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

Legislative update (7/12/96)

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)

Standards

Legislative update (3/8/96)

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

ADDRESSING

Legislative update (7/2/93; 1/22/93)

ADMINISTRATIVE OFFICES, PUBLIC

See also Public Administrative Offices

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)

Private secondary access (6/27/97)

ALTERATIONS

Beneficial (12/10/93)

Regulatory Review Committee Minutes; Subject Index, continued

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

Legislative update (7/12/96)

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)

Regulatory Review Committee Minutes; Subject Index, continued

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

Regulatory Review Committee Minutes; Subject Index, continued

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

Regulatory Review Committee Minutes; Subject Index, continued

- 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)

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)
- Legislative update (9/20/91; 9/6/91)

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)

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

See also Flood Hazard Areas

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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

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)

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

- 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)

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)
- Incidental graphics (4/24/02)

Regulatory Review Committee Minutes; Subject Index, continued

- 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)

Regulatory Review Committee Minutes; Subject Index, continued

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)
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)

Regulatory Review Committee Minutes; Subject Index, continued

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

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)

Regulatory Review Committee Minutes; Subject Index, continued

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)