

Proposed 2009 King County Comprehensive Plan Amendments
Public Review Draft
January 26, 2009

Code Amendments

Code (K.C.C.)	Description	Comments
Permit Extensions		
16.02.290	Until Dec. 31, 2009, third extension of building permit allowed if applicant states that financing to begin construction is not available	As a result of current economic conditions, construction financing is difficult to obtain. These provisions will allow additional time for applicants with approved permits to obtain financing.
19A.12.020 19A.12.040	Preliminary approval of plats and short plats approved after Jan. 1, 2004 are valid for 84 months if applicant states that financing to begin construction is not available. Expires Dec. 31, 2009	
20.20 (New Section)	Allows one year extension of CUP, variance, alteration exception, or reasonable use exception if applicant states that financing to begin construction is not available.	
27A.30	Allows extension of financial guarantee period if applicant states that financing to begin construction is not available.	
Lot Recognition Standards		
19A.08.070	Clarify when a road is "approved" for purposes of recognizing pre-1937 lots.	Under the current code, a pre-1937 lot with an approved road may be recognized as a legal lot, but the code provides no standards for "approved" roads.
Postcard Notice of Application		
20.18.050 20.20.030 20.20.060 20.20.090 20.36.060	Allows mailed notice of application to be made by postcard.	Will reduce costs of mailing. Information on the application will be made available on the DDES website.
Zoning Code (Title 21A)		
Definitions		
21A.06 (New Section)	<ul style="list-style-type: none"> • Off-road vehicle 	Used for purposes of new permitted use.

Code (K.C.C.)	Description	Comments
Zoning Code (Title 21A) (Cont.)		
Permitted Uses		
21A.08.040	<ul style="list-style-type: none"> • Adds new permitted use for off-road vehicles and establishes conditions in different zones. • Active recreation facilities in the RA zone limited to a size and scale to serve the rural area • Clarifies the application of SIC 7999 – Amusement and Recreation Services. 	<ul style="list-style-type: none"> • There have been a number of complaints in the recent past about off-road vehicle use on rural parcels • Active recreation facilities allowed in parks in rural properties should be scaled to serve the rural community. • The application of SIC 7999 under the zoning code has is confusing and difficult to interpret.
21A.08.0050	<ul style="list-style-type: none"> • Social service agencies serving transitional or low-income housing located within ¼ mile are allowed as a permitted use in the NB zone. • Allow outdoor instruction as part of a specialized instruction school. 	<ul style="list-style-type: none"> • Currently, in the NB zone, social service agencies are allowed only allowed as a reuse of a surplus non-residential facility. • Limited outdoor activities should be allowed as part of specialized instruction, e.g. collecting herbs for cooking.
21A.08.060	Off-street required parking for a social service agency located in the NB zone serving transitional or low-income housing located within ¼ mile may be located off-site	
Signs		
21A.20.060 21A.20.080	Clarifies when signs may be illuminated.	
Non-conforming Uses		
21A.32.045	If a non-conforming use has not been reestablished within twelve months after being destroyed or discontinued, there is a rebuttable presumption that the use has been abandoned.	Conform provisions on re-establishment of a non-conforming use to recent court decisions.
Shorelines (Title 25)		
Title 25	Amended and Recodified into Titles 20 and 21A	Shoreline Master Program Update. See, http://your.kingcounty.gov/shorelines for additional information.