

**Executive Recommended**  
**2009 King County Comprehensive Plan**  
**Proposed Code Amendments**

**February 27, 2009**

# Proposed 2009 King County Comprehensive Plan Amendments

Executive Recommended

March 2, 2009

## Code Amendments

King County Code (K.C.C.)	Description	Comments
<b>Permit Extensions (Proposed Ordinance 2009-0171)</b>		
16.02.290	Until Dec. 31, 2009, third extension of building permit allowed upon applicant request.	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 is valid for 84 months upon applicant request. Expires Dec. 31, 2009.	
20.20 (New Section)	Allows one (1) year extension of Conditional Use Permit (CUP), variance, alteration exception, or reasonable use exception upon applicant request.	
27A.30	Allows extension of financial guarantee period upon applicant request.	
<b>Lot Recognition Standards (Proposed Ordinance 2009-0172)</b>		
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.
<b>Postcard Notice of Application (Proposed Ordinance 2009-0173)</b>		
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.
<b>Zoning Code – Title 21A (Proposed Ordinance 2009-0174)</b>		
Permitted Uses		
21A.08.040	<ul style="list-style-type: none"> <li>• Except for large active recreation and multiuse parks, in the RA zone active recreation facilities are limited to a size and scale to serve the rural area.</li> <li>• Clarifies the application of SIC 7999 – Amusement and Recreation Services.</li> </ul>	<ul style="list-style-type: none"> <li>• Active recreation facilities allowed in parks in rural properties should generally be scaled to serve the rural community.</li> <li>• The application of SIC 7999 under the zoning code is confusing and difficult to interpret.</li> </ul>

<b>King County Code (K.C.C.)</b>	<b>Description</b>	<b>Comments</b>
21A.08.0050	<ul style="list-style-type: none"> <li>• Social service agencies serving transitional or low-income housing located within ¼ mile are allowed as a permitted use in the NB zone.</li>   <li>• Allow outdoor instruction as part of a specialized instruction school.</li> </ul>	<ul style="list-style-type: none"> <li>• Currently, in the NB zone, social service agencies are allowed only allowed as a reuse of a surplus non-residential facility.</li>   <li>• Limited outdoor activities should be allowed as part of specialized instruction, e.g. collecting herbs for cooking.</li> </ul>
21A.08.060	Off-street required parking for a social service agency located in the NB zone serving transitional or low-income housing may be located on a site within 300 feet, regardless of the zoning.	
<b>Signs</b>		
21A.20.060 21A.20.080	Clarifies when signs may be illuminated.	
<b>Non-conforming Uses</b>		
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.