

KING COUNTY ZONING CODE SYNOPSIS

WARNING: This zoning code synopsis should be used as a guide only for the unincorporated areas of King County. Before buying or selling property, the complete text for a particular zone classification should be consulted to insure the proposed use is permitted and under what conditions if any. You may review copies of the King County Code at our offices or at various libraries throughout King County. If you want zoning information for property within the corporate limits of a city or town in King County, you must call the City's planning or building department. Remember codes are changed continually so be sure your copy is up to date.

Chapter 21.08 RS Residential Single Family

Provides an area for single family dwellings and townhouses at urban densities and other related uses which contribute to a complete urban residential environment. These other uses, churches, schools, libraries, etc., are considered compatible with single family residential uses.

RS 5000 - Dimensional Standards

min. lot area: 5000 sq. ft.
min. lot width: 40 feet
lot coverage: 35 percent
front yard: 20 feet, key & transitional lots may be reduced to 15'
side yard: 5 feet
rear yard: 5 feet for dwelling units
height: 30 feet; non-residential buildings may be increased by 1' for each foot of add'l side yard to a maximum of 50 feet*

RS 7200 - Dimensional Standards

min lot area: 7200 sq. ft.
min. lot width: 60 feet
front, side & rear yards; height & lot coverage same as RS 5000*

RS 9600 - Dimensional Standards

min. lot area: 9600 sq. ft.
min. lot width: 70 feet
front, side & rear yards; height & lot coverage same as RS 5000*

RS 15,000 - Dimensional Standards

min. lot area 15,000 sq. ft.
min. lot width: 80 feet
front, side & rear yards; height & lot coverage same as RS 5000*

**NOTE: In new subdivisions within the RS zone, clustering of lots and townhouses is permitted, provided the average allowable density is not exceeded.*

Chapter 21. RT Residential, Townhouse

Allows townhouses (single-family dwelling attached by common side walls) either on individually platted lots or on a commonly held site to provide a mix of attached and detached single-family housing and promote efficient use of land and energy in a residential environment.

RT - Dimensional Standards

See text of Zoning Code for detailed performance standards.

Chapter 21.18 SE Suburban Estate

Provides an area permitting uses and activities more rural, e.g., horses, private stables, chickens and agricultural crops, than is practical in the more concentrated urban areas.

SE - Dimensional Standards

*min. lot area: 35,000 sq. ft.
min. lot width: 135 feet
lot coverage: 35 percent
residential building setbacks:
front yard: 30 feet
side yard: 10 feet
rear yard: 10 feet
height: 35 feet except for agricultural buildings*

Chapter 21.19 SC Suburban Cluster

Permits uses and activities more rural in character than practical in the more concentrated urban areas. Provides flexibility in individual lot size while maintaining a long-term low density character.

SC - Dimensional Standards

Minimum lot area per dwelling unit: 10 acres except may be reduced through subdividing or short subdividing, subject to on site sewage disposal requirements. With public sewers, the minimum lot size is 9,600 square feet.

Lot dimensions/coverage/height/limits/yards/open space:

*parcels over five acres: same as "A"
parcels of five acres or less: same as SE*

Lots in multiple lot subdivisions and short subdivisions: same as nearest comparable RS classification lot area

Densities in multiple lot subdivision:

Parcels less than five acres: one dwelling unit per acre with sensitive area protection through lot clustering

Parcels with five or more acres: one dwelling unit per acre with lot clustering and reserve tract provision

Chapter 21.20A RMHP Residential Mobile Home Park

Provides for a suitable living environment within a park-like atmosphere for families residing in mobile homes.

RMHP - Dimensional Standards

*minimum site area: three acres
density: not to exceed 1½ times surrounding density or nine units per acre, whichever is less.*

Chapter 21.25 G-5 General Five Acres

Provides for an area-wide rural character and prevents premature urban development in areas without adequate urban services and to preserve environmentally sensitive areas.

G-5 - Dimensional Standards

Minimum lot area: five acres; exception allowed on previously created 2-10 acre parcels subject to conditions or through rural lot clustering.
Minimum lot dimensions: depth-to-width lot ratio no greater than 4-to-1.
Height: 35 feet except for agricultural buildings
Residential building setbacks:
front yard: 30 feet
side yard: 10 feet

Chapter 21.10 RD 3600 - Low Density Multiple-Dwelling

Permits low density multiple dwellings and duplexes.

RD 3600 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 35 percent
side yard: 5 feet
front yard: 20 feet; key & transitional lots 15 feet
rear yard: 5 feet for dwelling units
height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.12 RM 2400 Medium Density Multiple-Dwelling

Establishes areas permitting a greater population density while maintaining a residential environment consistent with such density.

RM 2400 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 50 percent
side yard: 5 feet
front yard: 20 feet; key & transitional lots 15 feet
rear yard: 5 feet for dwelling units
lot area/dwelling unit: 2400 sq. ft.
height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.14 RM 1800 High Density Multiple-Dwelling

Provides a higher density for the accommodation of those who desire to live in a residential atmosphere without the necessity of individually maintaining a dwelling unit.

RM 1800 - Dimensional Standards

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 50 percent
front, side & rear yards: same as RM 2400
lot area/dwelling unit: 1800 sq. ft.
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space.

Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling / Restricted Service

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services, professional and business offices.

RM 900 - Dimensional Services

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 60 percent for residential uses
front, side & rear yards: same as RM 2400
permissible floor area: two times the area of lot; does not apply to dwelling units if the only use on the lot.
lot area/dwelling unit: 900 square feet
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space.

Chapter 21.20 SR Suburban Residential

Provides for the orderly transition of areas from a suburban to an urban character. Within this classification, small scale and intensive agricultural pursuits may be mixed with developing urban subdivisions.

SR - Dimensional Standards

lot area: 5 acres except that the area may be reduced through subdividing:
7200 or 9600 square feet with sewers, water, paved streets, curbs, sidewalks, drainage
15,000 square feet with approved water and sewage systems, paved streets, walkways
35,000 square feet with approved water and sewage disposal systems

min lot width: 330 feet unless platted
front yard depth: 30 feet unless platted
side yard depth: 10 feet unless platted
rear yard depth: 10 feet unless platted
lot coverage: 35 percent
height: 30 feet except for agricultural buildings

Chapter 21.21 GR Growth Reserve

Provides for limited residential growth adjoining existing supporting public facilities but reserves large tracts of open land for possible future urban or suburban growth.

GR - Dimensional Standards

Minimum lot area: 20 acres except that the area may be reduced through subdivision with lot clustering; one exception allowed on previously created 2-10 acre parcels subject to conditions.

Maximum densities in sub divisions and short subdivisions:

GR-5: one dwelling unit per five acres with lot clustering and reserve tract provision;

GR-2.5: one dwelling unit per 2.5 acres with lot clustering and reserve tract provision;

Lot dimensions/lot coverage/height limitations and building setbacks: conform to the requirements of the nearest comparable RS, S, or A zone.

Chapter 21.22 A Agricultural

Preserves agricultural lands and discourages the encroachment of urban type development in areas which are particularly suited for agricultural pursuits.

A - Dimensional Standards

min. lot area: 10 acres
min. lot width: 330 feet
lot coverage: 60 percent
height: 35 feet except for agricultural buildings

Residential building setbacks:
front yard: 30 feet
side yard: 10 feet
rear yard: 10 feet

Chapter 21.24 G General

Regulates the use of land in areas generally undeveloped and not yet subjected to urban development pressures to prevent the improper location and intrusion of business and industrial uses.

G - Dimensional Standards

min. lot area: SE uses 35,000 sq. ft. SR uses 5 acres, A uses 10 acres
min. lot area/dwelling unit: 35,000 sq. ft. for single family
min. lot width: 135 feet

Residential building setbacks:
front yard: 30 feet
side yard: 10 feet
rear yard: 20 feet for dwelling units
height: 30 feet except for agricultural buildings

Chapter 21.43 AOU Airport Open Use

Provides for economic uses and development of areas affected by major airports which are compatible with neighboring residential areas, designated open space areas and airport clear zone requirements.

Chapter 21.46.060 Potential Zone

Recognizes the suitability of a location for a future type of use and the impracticability of precisely zoning the property until properly designed and planned.

Chapter 21.46.150 P Suffix - Site Plan Approval

The requirement for site approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations or others to assure its compatibility with adjacent land uses as well as the community. All conditions stipulated as a result of an area zoning process or zone reclassification shall be reflected and/or included in the site plan submittal.

Chapter 21.48 Zero-Lot-Line Provision

In new subdivisions or short subdivisions within an R, S or G zone, yard and lot width requirements may be varied in order to make better use of the lots including common wall construction, subject to conditions. The final subdivision must show exact size and location of structures proposed to be placed in an otherwise required open space or setback.

See text of Zoning Code for detailed requirements.

Chapter 21.50 Loading Areas and Off-Street Parking

Provides for parking requirements in all zone classifications.

See text of Zoning Code for detailed requirements.

Chapter 21.51 Landscaping and Screening

Provides for landscaping in all zones.

See text of Zoning Code or Bulletin #22.

Chapter 21.54.040 Flood Hazard Area

A hazardous situation may exist within an urban, suburban or rural area and in a residential, agricultural or industrial zone. No permit or license for structures or the development or use of land shall be issued by King County within a flood hazard area unless approved by the Manager of the Building and Land Development Division. Such approval shall be based on a review of the provisions set forth in the Chapter and the technical findings and recommendations of the Director of Public Works.

Chapter 21.56 Planned Unit Development (Not a Zone)

Permits flexibility within a zone that will encourage a more creative approach in the development of land than a lot-by-lot development with the result that a more efficient and desirable use of land is produced. A minimum area of 1 acre is required.

See text of Zoning Code for detailed requirements.

ZONING INFORMATION

OFFICE LOCATIONS

450 KING COUNTY ADMINISTRATION BUILDING 5th & JAMES, SEATTLE
475-112th AVENUE SOUTHEAST, BELLEVUE

For zoning information you may contact a Zoning Technician at (206) 344-7908 or 344-6743, Monday through Friday (except for legal holidays), between the hours of 8:30 a.m. and 4:00 p.m. When the operator first answers the phone, ask for a Zoning Technician. Have ready as much of the following information as possible:

1. Kroll page number or section, township and range
2. Lot, block number, and name of subdivision or number of short subdivision if located within a plat
3. Address if an existing building

If Technicians are busy, leave your name and phone number along with the above information. Holding a line only jams up our phones and reduces the number of calls we can handle.

- If the property in question is hard to locate on our maps or if several zoning lines split the property, it is best to come in and look at the zoning maps rather than to determine the zoning over the phone. If your directions to us are unclear, we may provide you with erroneous information.
- If you require written verification of the zoning or land use of a property, such requests must be in writing along with a correct legal description. These requests should be mailed to Building and Land Development, 450 King County Administration Building, Seattle, WA 98104. A check in the amount of \$25.00 made out to King County Office of Finance must accompany the request.

ZONE CHANGE

Changing a zone classification on a particular piece of land can be done by one of two methods:

1. Adoption of area zoning maps by the King County Council as a result of the community planning process done by the Planning Division, or
2. Adoption of an ordinance by King County resulting from the verified application of one or more owners of property which is proposed to be changed and a public hearing. An application fee is required.

The above information pertains only to the unincorporated areas of King County.

Chapter 21.26 BN Neighborhood Business

Provides for shopping and limited personal service facilities to serve the everyday needs of the neighborhood.

BN - Dimensional Standards

lot coverage: 100 percent
height: 35 feet maximum
permitted floor area: not more than total lot area

Chapter 21.27 BR-N Mixed Business-Residential Neighborhood Scale

Provides for mixed commercial (retail and office) and residential use projects.

BR-N - Dimensional Standards

lot area/dwelling unit: 2400 sq. ft.
permitted floor area:
1½ times buildable area of lot
2 times buildable area with enclosed parking
lot width: 60 feet

Chapter 21.28 BC Community Business

Provides for the grouping of similar type enterprises including recreation, entertainment and general business activities, but excluding uses relying on outdoor sales. It is a further objective to concentrate a maximum variety of facilities as a contribution to the convenience of shoppers and patrons on a community-wide basis.

BC - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 3 times lot area
height: 35 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.29 BR-C Mixed Business-Residential Community Scale

BR-C - Dimensional Standards

lot area/dwelling unit: 900 sq. ft.
permitted floor area: 2 times buildable portion of lot
6 times if required parking is totally enclosed
lot width: 60 feet

Chapter 21.30 CG General Commercial

Provides for the grouping of enterprises which may involve some on-premise retail service but comprised primarily of those with outside activities and display or fabrication; assembling including manufacturing and processing in limited degree. These uses, if permitted to locate in strictly on-premise retail and service areas, would introduce factors of heavy trucking and handling of materials that destroy the maximum service and attraction of strictly retail areas.

CG - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 3½ times lot area
height: 35 feet. Height may be increased 1' for each additional 1' of side and rear yards

Chapter 21.32 ML Light Manufacturing

Provides for the heavier general commercial uses and for industrial activities and uses involving the processing, handling and creating of products, research and technological processes as distinguished from major fabrication. These uses are largely devoid of nuisance factors, hazard or exceptional demands upon public facilities or services.

ML - Dimensional Standards *(except adjacent to R or S zones)*

lot coverage: 100 percent
permitted floor area: not more than 2½ times lot area
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards

Chapter 21.34 MP Manufacturing Park

Provides for industrial areas of high standards of operational development and environment. Standards of intensity of use and standards of external effects which will minimize traffic congestion, noise, glare, air and water pollution, fire and safety hazards are established in this classification.

MP - Dimensional Standards

street property line setback: 25 feet
side and rear yard setback: per landscape ordinance
permitted floor area: not more than 2½ times the buildable area of the lot.
height: 45 feet. Height may be increased 1' for each additional 1' of required open space.

See text of zoning code for detailed performance standards.

Chapter 21.36 MH Heavy Manufacturing

Provides for industrial enterprises involving heavy manufacturing, assembling, fabrication and processing, bulk handling of products, large amounts of storage, warehousing and heavy trucking.

MH - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 2½ times lot area
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards

Chapter 21.38 FR Forestry and Recreation

Allows the development of forest land for the sustained production of forest products and the development of compatible uses such as recreation.

FR - Dimensional Standards

min. lot area for building site: 35,000 sq. ft.
min. lot width for building site: 135 feet
front, side & rear yards: 20 feet
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.42 QM Quarrying and Mining

Insures continued development of natural resources through inclusion of known deposits of minerals and material within a zone reserved for their development and production and allows for the necessary processing of such minerals and materials.

QM - Dimensional Standards

min. lot area: 10 acres
front, side & rear yards: 20 feet except if adjacent to R or S zone
permitted floor area: not more than total lot area
height: 45 feet. Height may be increased 1' for each additional 1' of setback from each property line.

See text of zoning code for detailed performance standards.