

KING COUNTY

ZONING CODE SYNOPSIS

RS (7, 200, 9, 600, 15, 000) SINGLE FAMILY RESIDENTIAL

Provides an area for single family dwellings 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-7, 200

Dimensional Standards

Min. lot area: 7,200 sq. ft. Side yard: 5 ft.
 Min. lot width: 60 ft. Rear yard: 5 ft. for
 Lot coverage: 35% dwelling units.
 Front yard depth: 20 ft. (Key and transitional lots 15')
 Height: 30 ft. (Non-residential buildings and structures may be increased by 1' for each foot of additional side yard to a maximum of 50').

RS-9, 600

Dimensional Standards

Min. lot area: 9,600 sq. ft. Min. lot width: 70 ft.
 Front, side, and rear yards; height, and lot coverage same as RS-7, 200.

RS-15, 000

Dimensional Standards

Min. lot area: 15,000 sq. ft. Min. lot width: 80 ft.
 Front, side and rear yards; height; and lot coverage same as RS-7, 200.

S-R 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.

Dimensional Standards

Lot area: 5 acres, except that the area may be reduced through subdividing.
 7,200 sq. ft. with sewers, water, paved streets, curbs, drainage.
 9,600 sq. ft. with approved sewage disposal system and paved streets.
 35,000 sq. ft. with approved water and sewage disposal systems.
 Min. lot width: 330 ft. unless platted.
 Front yard depth: 30 ft. unless platted.
 Side yard depth: 10 ft. unless platted.
 Rear yard depth: 10 ft. unless platted.
 Lot coverage: 35%
 Height: 30 ft. except for accessory buildings.

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.

Dimensional Standards

Min. lot area: 35,000 sq. ft. for
 S-E uses;
 5 acres for S-R uses;
 10 acres for A uses.
 Min. lot area per dwelling unit: 35,000 sq. ft. for
 single family;

Min. lot width: 135 ft.

Front yard depth: 30 ft.
 Side yard depth: 10 ft.
 Rear yard depth: 20 ft. for dwelling units.
 Height: R zone uses, 35' plus 1' for additional 1' of side and rear yard.
 A and S zone uses, 35' except for accessory buildings.

S-E SUBURBAN ESTATE

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

Dimensional Standards

Min. lot area: 35,000 sq. ft. Side yard: 10 ft.
 Min. lot width: 135 ft. Rear yard: 10 ft.
 Lot coverage: 35% Front yard: 30 ft.
 Height: 35 ft., except for accessory buildings.

A AGRICULTURAL

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

Dimensional Standards

Min. lot area: 10 acres Front yard depth: 30 ft.
 Min. lot width: 330 ft. Side yard depth: 10 ft.
 Lot coverage: 80% Rear yard depth: 10 ft.
 Height: 35 ft. except for accessory buildings.

RD-3, 600 TWO FAMILY (DUPLEX) RESIDENTIAL

Permits limited increase in density while maintaining a family living environment.

Dimensional Standards

Min. lot area: 7,200 sq. ft. Side yard: 5 ft.
 Min. lot width: 60 ft. Rear yard: 5 ft. for
 Lot coverage: 35% dwelling units.
 Lot area/dwelling unit: 3,600 sq. ft.
 Front yard: 20 ft. (Key and transitional lots 15 ft.)
 Height: 30 ft. (Non-residential buildings and structures may be increased by 1' for each foot of additional side yard to a maximum of 50').

RM-2, 400 MEDIUM DENSITY MULTIPLE DWELLING

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

Dimensional Standards

Min. lot area: 7,200 sq. ft. Side yard: 5 ft.
 Min. lot width: 60 ft. Rear yard: 5 ft. for
 Lot coverage: 50% dwelling units.
 Lot area/dwelling unit: 2,400 sq. ft.
 Front yard: 20 ft. (Key and transitional lots 15 ft.)
 Height: 30 ft. (Non-residential buildings and structures may be increased by 1' for each foot of additional side yard to a maximum of 50').

RM-1, 800 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.

Dimensional Standards

Min. lot area: 7,200 sq. ft. Lot coverage: 50%
 Lot area/dwelling unit: 1,800 sq. ft.
 Min. lot width: 60 ft.
 Front, side & rear yards; same as RM-2,400.
 Height: 35 ft. (May be increased by 1' for each foot of additional side yard).

RM-900 MAXIMUM DENSITY MULTIPLE DWELLING RESTRICTED SERVICE

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

Dimensional Standards

Min. lot area: 7,200 sq. ft. Lot coverage: 60%
 Lot area/dwelling unit: 900 sq. ft. Min. lot width: 60'
 Front, side and rear yards; same as RM-2,400.
 Permissible floor area: Two times the area of the lot.
 Does not apply to dwelling units if the only use on the lot.
 Height: 35 ft. (May be increased by 1' for each foot of additional side yard).

B-N NEIGHBORHOOD BUSINESS

Provides for shopping and limited personal service facilities to serve the every day needs of the neighborhood. Dwelling units are excluded from this classification.

Dimensional Standards

Lot coverage: 100% Height: 35 ft. maximum.
Permitted floor area: Not more than total lot area.

B-C 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. Dwelling units are excluded from this classification.

Dimensional Standards

Lot coverage: 100%
Permitted floor area: not more than 3 times lot area.
Height: 35 ft. (May be increased by 1' for each foot of additional side and rear yards).

C-G 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. With the exception of trailer parks, dwelling units are not permitted.

Dimensional Standards

Lot coverage: 100%
Permitted floor area: not more than 3 1/2 times lot area.
Height: 35 ft. (May be increased by 1' for each foot of additional side and rear yards).

M-L 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.

Dimensional Standards (except adjacent to R or S zones)

Lot coverage: 100%
Permitted floor area: not more than 2 1/2 times lot area.
Height: 45 ft. (May be increased by 1' for each foot of additional side and rear yards).

M-P 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.

Dimensional Standards

Front yard depth: 50'
Side yard depth: 20'
Permitted floor area: not more than 2 1/2 times the lot area.
Height: 45 ft. (May be increased by 1' for each foot of additional side and rear yards).
See text for detailed performance standards.

M-H 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.

Dimensional Standards

Lot coverage: 100%
Permitted floor area: not more than 2 1/2 times lot area.
Height: 45 ft. (May be increased by 1' for each foot of additional side and rear yards).

F-R FORESTRY & RECREATION

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

Dimensional Standards

Min. lot area for building site: 35,000 sq. ft.
Min. lot width for building site: 135 ft.
Front, side & rear yards: 20 ft.
Height: 45 ft. (May be increased by 1' for each foot of additional side and rear yards).

F-P FLOOD PLAIN

Applies to those areas declared to be potentially hazardous to the public health, safety, and general welfare unless conserved in substantially their native state. Such hazards may exist or arise by reason of topography, elevation, flood and inundation, surface erosion, earth or rock slides, accentuated water runoff, denuding of the natural land surface of vegetation ground cover, or by grading or otherwise altering the natural stability of an area.

Dimensional Standards

Lot area: 10 acres.

Q-M QUARRYING & MINING

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

Dimensional Standards

Min. lot area: 10 acres.
Front, side and rear yards: 20 ft. except plant structure shall not be closer than 100' to an R or S zone.
Permitted floor area: not more than total lot area.
Height: 45 ft. (May be increased by 1' for each foot of additional side and rear yards).
See text for detailed performance requirements.

UNCLASSIFIED USES (NOT A ZONE)

Provides for uses possessing characteristics of such unique and special form as to make impractical their being automatically included in any zone. The authority for the location and operation of these uses is subject to review and issuance of an unclassified use permit by the Planning Commission or a conditional use permit by the Board of Adjustment.

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 5 acres is required.

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.

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