

MAY 3, 1985  
APRIL 24, 1984

INTRODUCED BY PAUL BARDEN

PROPOSED NO. 85-239

ORDINANCE NO 7490

AN ORDINANCE relating to Planning, amending the Highline Community Plan, amending Ordinance 5453, Section 1 and K.C.C. 20.12.240.

PREAMBLE:

For the purpose of effective area-wide planning and regulation, the King County Council makes the following legislative findings:

(1) The Highline Community Plan, adopted May 11, 1981 by Ordinance 5453, augments and amplifies the King County Comprehensive Plan.

(2) King County has studied a portion of the Highline Community Plan and determined the need to amend the plan pursuant to K.C.C. 20.12.041-20.12.044.

(3) A Declaration of Non-significance was filed by the planning division on April 17, 1985.

(4) Amending the Highline Community Plan will provide for coordination and regulation of public and private development and bears a substantial relationship to, and is necessary for, the public health, safety, and general welfare of King County and its' citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5453 Section 1, 2 and 3 and K.C.C. 20.12.240 are hereby amended to read as follows:

A. The "Highline Communities Plan," attached to Ordinance 3530, is adopted as an addendum to the comprehensive plan for King County. The Highline Communities Plan is amended by those changes identified in the "Highline Area Zoning," to Ordinance 5453 as inconsistent with the plan pursuant to Ordinance 5401. As an amplification and augmentation of the comprehensive plan and the Sea-Tac Communities Plan, it constitutes official county policy for the Highline area.

B. Any further changes and amendments to the plan initiated by King County which relate to the Sea-Tac Airport and its vicinity shall correspondingly change and amend the Sea-Tac Communities Plan. All proposed changes and amendments shall be transmitted to the Port of Seattle for review and official consideration by the Port of Seattle Commission prior to council approval.

C. In adopting the Highline Communities Plan, the council recognizes that cooperation and action by others, including but not limited to citi-

zens, state and local agencies, is essential for proper implementation.  
(Ord. 5453) Section 2, 1981; Ord. 3530 Sections 1, 2, 3, 1977).

D. The McMicken Heights Land Use Study, attached to Ordinance 7490 as Appendix A. is adopted as an amplification of the Highline Communities Plan.

E. The McMicken Heights Area Zoning, attached to Ordinance 7490 as Appendix B. is adopted as an amplification of the Highline Communities Plan.

INTRODUCED AND READ for the first time this 3rd day of

June, 1985.

PASSED this 10th day of February, 1986.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Robney Inger  
Chairman

ATTEST:

Gerald A. Peter  
Deputy Clerk of the Council

APPROVED this 21st day of February, 1986.

Jim Hill  
King County Executive

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7490

# **McMICKEN HEIGHTS**

**Multifamily Land Use Study**

## **Proposed Area Zoning**

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## King County Executive

Randy Revelle

## King County Council

Gary Grant , Chairman , District 9

Audrey Gruger , District 1

Cynthia Sullivan , District 2

Bill Reams , District 3

Lois North , District 4

Ruby Chow , District 5

Bruce Laing , District 6

Paul Barden , District 7

Bob Greive , District 8

## Department of Planning and Community Development

Holly Miller , Director

## Planning Division

Harold Robertson , Manager

## Community Planning Section Chief

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## McMicken Community Plan Staff

Vaughan Norris , Principal Planner

Tom Olson , Community Planner

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## Production

Stephen Johnson

## Graphics/Cartography

Scott Larson

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Marcia McNulty

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McMicken Heights Multifamily  
Land Use Study

Proposed Area Zoning

Department of Planning and Community Development  
Division of Planning

February 8, 1985

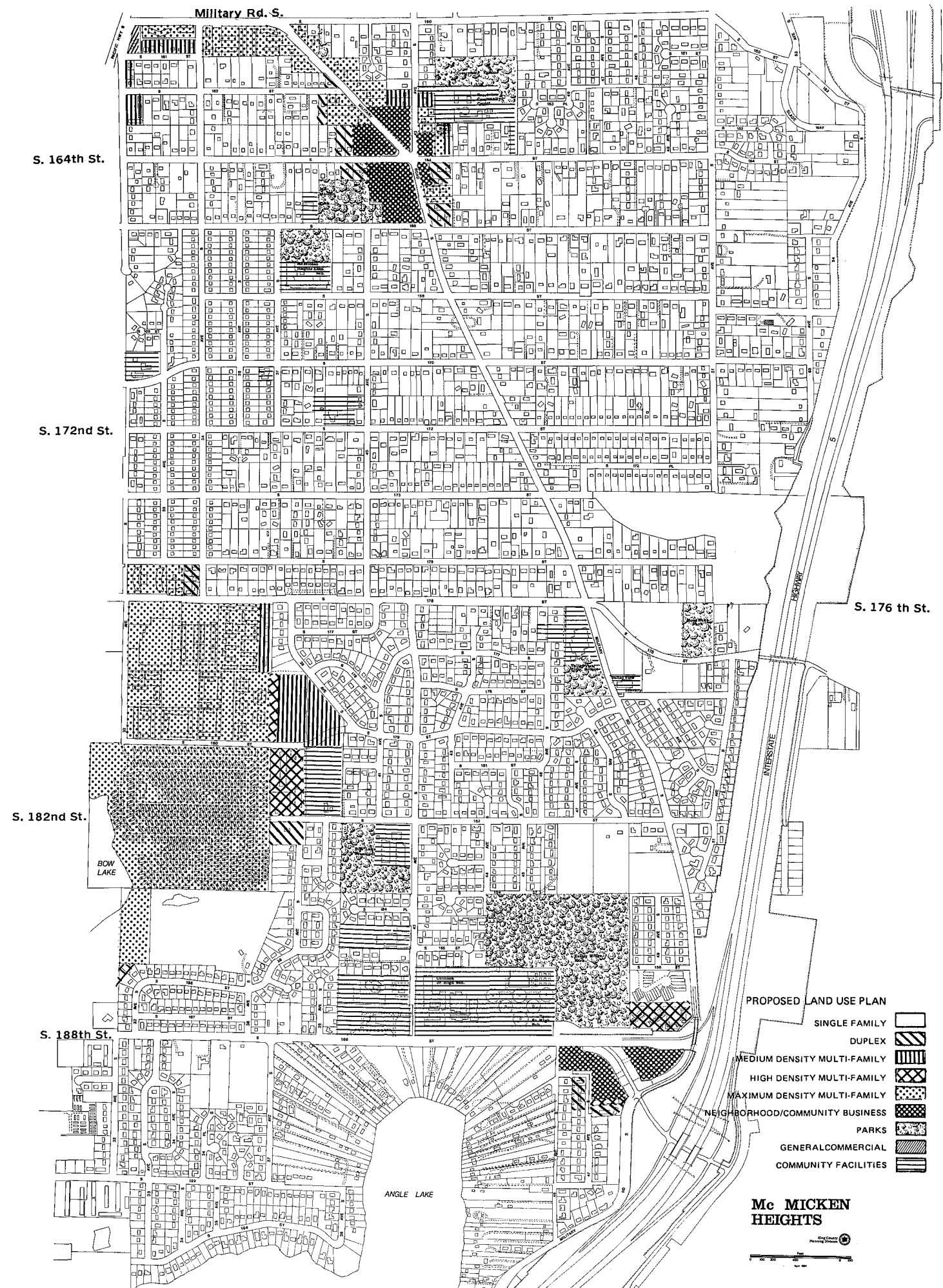


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S. 164th St.

S. 172nd St.

S. 182nd St.

S. 188th St.










Military Rd. S.

S. 176th St.

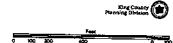
BOW LAKE

ANGLE LAKE

PROPOSED LAND USE PLAN

- SINGLE FAMILY 
- DUPLEX 
- MEDIUM DENSITY MULTI-FAMILY 
- HIGH DENSITY MULTI-FAMILY 
- MAXIMUM DENSITY MULTI-FAMILY 
- NEIGHBORHOOD/COMMUNITY BUSINESS 
- PARKS 
- GENERAL COMMERCIAL 
- COMMUNITY FACILITIES 

**Mc MICKEN  
HEIGHTS**



**McMicken Proposed Land Use Map**

The Board of Directors is pleased to present the 1997-1998 Annual Report of the Board of Directors. This report provides a comprehensive overview of the organization's activities, financial performance, and strategic initiatives during the reporting period. The Board's primary focus was on ensuring the organization's long-term sustainability and growth while maintaining its commitment to its core mission.

During the year, the Board has actively engaged in various strategic planning sessions and oversight activities. Key accomplishments include the successful completion of the annual budget, the implementation of several new programs, and the strengthening of our financial position. The Board also focused on enhancing its governance and oversight mechanisms to ensure transparency and accountability.

The financial performance of the organization has been strong, with a steady increase in revenue and a decrease in expenses. This has allowed us to invest in our infrastructure and expand our service offerings. The Board has closely monitored the financial statements and ensured that all expenditures are in line with the approved budget.

In addition to financial oversight, the Board has also focused on the organization's operational performance. This includes reviewing the progress of various projects, assessing the effectiveness of our internal controls, and ensuring that we are meeting our regulatory requirements. The Board has also been instrumental in the recruitment and retention of key personnel, ensuring that we have the right talent in place to drive our success.

Looking ahead, the Board remains committed to our mission and is focused on identifying new opportunities for growth and innovation. We will continue to work closely with management to develop and implement strategies that will ensure our long-term success and the well-being of our stakeholders.

## INTRODUCTION

Multifamily land use recommendations along with corresponding proposed zoning changes are presented in this report. The reason for a study of multifamily land use issues in McMicken Heights and this report is King County Ordinance 5453, which adopted the Highline Community Plan and Area Zoning. In that ordinance, the King County Council stated they could not agree on multifamily zoning in McMicken Heights and called for later study of the issue.

The Planning Division began a study of multifamily land use issues in McMicken Heights in September, 1984. The Division first prepared a range of alternatives for multifamily zoning in McMicken Heights. These alternatives were presented in a community meeting to solicit comments from property owners and residents of McMicken Heights. Most of the comments were from residents who are concerned about maintaining the single family character of the community.

A six member McMicken Heights Advisory Group was appointed by King County Executive Revelle and Councilmembers Barden and Greive in October 1984 to provide an additional community viewpoint and to help the Planning Division determine the need for multifamily housing in McMicken Heights. This six member advisory group was made up of residents of the McMicken Heights community. The advisory group met six times during the months of November and December, and discussed properties potentially suitable for multifamily development in McMicken Heights. The advisory group also helped present recommendations on multifamily land use and zoning for McMicken Heights at a community workshop.

Guided by the recommendations of the advisory group, community comment, Highline Community Plan goals, County policies and regulations, technical information and discussion with other County agencies, the Planning Division developed the recommendations included in this report.

The intent of these recommendations is to maintain the single family character of the McMicken Heights Community by establishing and limiting areas suitable for future multifamily development. One of the techniques used would provide lower density of multifamily uses between more intensive uses and single family residential areas. This careful transition of land use densities will help ensure the continued single family nature of most of McMicken Heights.

## HIGHLINE COMMUNITY PLAN AND AREA ZONING BACKGROUND

The Sea-Tac Community Plan was jointly adopted by the Port of Seattle Commission and King County Council in 1976. This plan concentrated on the Sea-Tac Airport and its environs. Planning for the greater Highline area was accomplished through the Highline Community Plan adopted by the County Council in 1977.

The Highline Community Plan, as it pertains to McMicken Heights aims to maintain the stability of residential neighborhoods, while recognizing the influence and expanding potential of airport related uses. This concept was established in the Sea-Tac Community Plan and reaffirmed by the Highline Community Plan.

One of the goals of the Highline Community Plan is to "enhance and protect permanent residential neighborhoods." The Sea-Tac Community Plan recommended a variety of noise remedy programs (acquisition, purchase guarantee and cost-sharing sound insulation) to help noise impacted residents. The western portion of the McMicken Heights neighborhood is included in the recommended cost-sharing sound insulation program. This program is intended to help achieve the above stated goal by reducing the impact of noise associated with the Sea-Tac airport on homes located in the western portion of this community. In addition, the Highline Community Plan recognized that road improvements, park development and establishment of community centers could help achieve lasting, desirable neighborhoods.

Although single family housing and neighborhood preservation are major concerns of the Highline Community Plan, multifamily (apartments and condominiums) needs are also considered important. The Highline Community Plan includes about 300 vacant acres, in all of Highline, currently zoned for multifamily development.

The Highline Area Zoning was adopted by the King County Council in May 1981 to implement the adopted Highline Community Plan. It translates Highline Community Plan land use designations and policy guidelines into specific zoning classifications and requirements. Conditions of development, such as sidewalks or street improvements, are also included in this area zoning. This area zoning was developed and recommended by the Executive and transmitted to the County Council for consideration. The Council adopted the area zoning following numerous community meetings and several formal public hearings. Oral and written comments were considered by the Council. Notice of community meeting dates and the Council's hearings were mailed to all property owners of record. These notices were also published in local newspapers.

## READER ASSISTANCE

This area zoning report proposes adoption of new zoning maps for McMicken Heights. As explained in the Introduction, the proposed zoning maps will implement the land use policies, text and maps, of the Highline Community Plan and the recommendations of the King County Planning Division developed during the recent study of multifamily land use issues in McMicken Heights. The following is explanatory material will help the reader understand this area zoning and identify properties where there are proposed zoning changes.

### 1. Definition of Area Zoning

Area zoning is defined by Ordinance No. 00263 as being synonymous with the terms of rezoning or original zoning as used in the King County Charter. Area zoning means: the procedures initiated by King County which result in the adoption or amendment of zoning maps on an area-wide basis. This procedure, characterized as being comprehensive in nature, deals with homogenous communities, distinctive geographic areas, and other types of districts having unified interests within the County. Area zoning unlike an individual reclassification, utilizes the entire range of zoning classifications available to the County to express the current land use policy in zoning map form.

### 2. Area Zoning Process

This area zoning proposal translates Planning Division recommendations as well as Highline Community Plan policy guidelines into land use designations and specific zoning classifications and conditions for McMicken Heights. The King County Council will adopt the area zoning following community review and at least one public hearing. Both oral and written comment will receive consideration by the Council. Notice of Council hearings will be mailed to all property owners of record. These same notices will be sent to local newspapers and papers of area wide circulation.

### 3. Proposed Area Zoning

#### A. An index to the zoning maps (page 5) depicting:

- (1) The sections, townships, and ranges for all land within the McMicken Heights community.
- (2) Page numbers of this report where specific half section zoning maps can be found.

#### B. Zoning maps, covering all of McMicken Heights, that display:

- (1) Existing zoning as of November 1984.
- (2) Proposed zoning changes are displayed by an "x" through the existing zone, with the proposed zone shown nearby.

Each half section within McMicken Heights is shown on a separate page at a scale of 1" = 600'.

NOTE: The maps reproduced in this report are copies of the OFFICIAL zoning map series which is adopted as a part of this area zoning. The OFFICIAL maps are at a scale of 1" = 200'.

4. Explanations of Proposed Zoning Changes:

A short series of paragraphs describing each zoning change is followed on the facing page by a zoning map containing the zoning proposals. These paragraphs describe the nature of the proposed zone change, indicates the plan logic, and notes various applicable community and comprehensive plan policies.

5. How to Find Zoning Changes:

To determine if a zoning change has occurred for a specific parcel of land, turn to the index map (page 5) and find the section-township-range within which the parcel is located. The page number of the detailed zoning map is given inside each half-section.

Turn to the half-section zoning map and locate the parcel. If a zoning change has occurred, the related text for that zoning change will be given on the facing page.

**R. 4 E.**

Military Rd. S.

S. 164th St.

SECTION 27

**27**

Page 7

Page 9

Page 11

S. 172nd St.

**T. 23 N.**

KROLL 343

KROLL 344

S. 176th St.

SECTION 34

**34**

Page 13

Page 15

Page 17

S. 182nd St.

SECTION 35

**35**

S. 188th St.

KROLL 349

KROLL 350

Mc MICKEN HEIGHTS



5

Index Map

RS 7200 to RS 7200 (potential RD 3600)

Redesignates this area from single family residential to low density multifamily. The redesignation will establish a transitional area between the high density multifamily and neighborhood business areas to the east and the single family area to the west. It also establishes areas suitable for future multifamily development in McMicken Heights. Applicable policies are: Highline Community Plan policy H-10, Comprehensive Plan D-13, D-17, D-18, D-19, D-24 (see appendix for complete policies.)

RS 7200 (Potential RM 900) to RS 7200 (Potential RM 900-P )

Concentrates professional offices and high density multifamily development near the neighborhood business center.

The following conditions shall apply to actualize the potential designation.

1. The height of any new structure shall be limited to 30 feet and two stories.
2. A 20 foot Type II landscaping buffer when developed with multifamily/townhouse or office uses; except along street frontage where Type III landscaping shall be required.
3. New development shall provide a hard surface pathway subject to department of Public Works approval.
4. Multifamily development shall be limited to the density permitted in the RM 1800 classification.

Applicable policies are: Highline Community Plan policies H-17, H-18, H-21, H-22, H-27, Comprehensive Plan D-12, D-13, D-15, D-16 and D-24 (see appendix for complete policies.)

RS 7200 to RS 7200 (Potential RM 2400)

Redesignates area from single family residential to medium density multifamily.

Applicable policies are: Highline Community Plan policies H-10, H-18, H-22, H-27, Comprehensive Plan D-12, D-17, D-19 and D-24 (see appendix for complete policies.)

RS 7200 to RS 7200 (Potential RD 3600)

Establishes a transition between high density multifamily area to the west and single family area to the east. It also establishes the boundary of multifamily development along South 176th Street.

Applicable policies are: Highline Community Plan H-10, H-16, H-17, H-18, H-22, Comprehensive Plan D-12, D-19 and D-24 (see appendix for complete policies.)

RS 7200 to RS 7200 (Potential RM 900-P)

Provides additional office/high density multifamily development. The following conditions shall apply to actualize potential designation.

1. Multifamily development shall be limited to the density permitted in the RM 1800 classification.

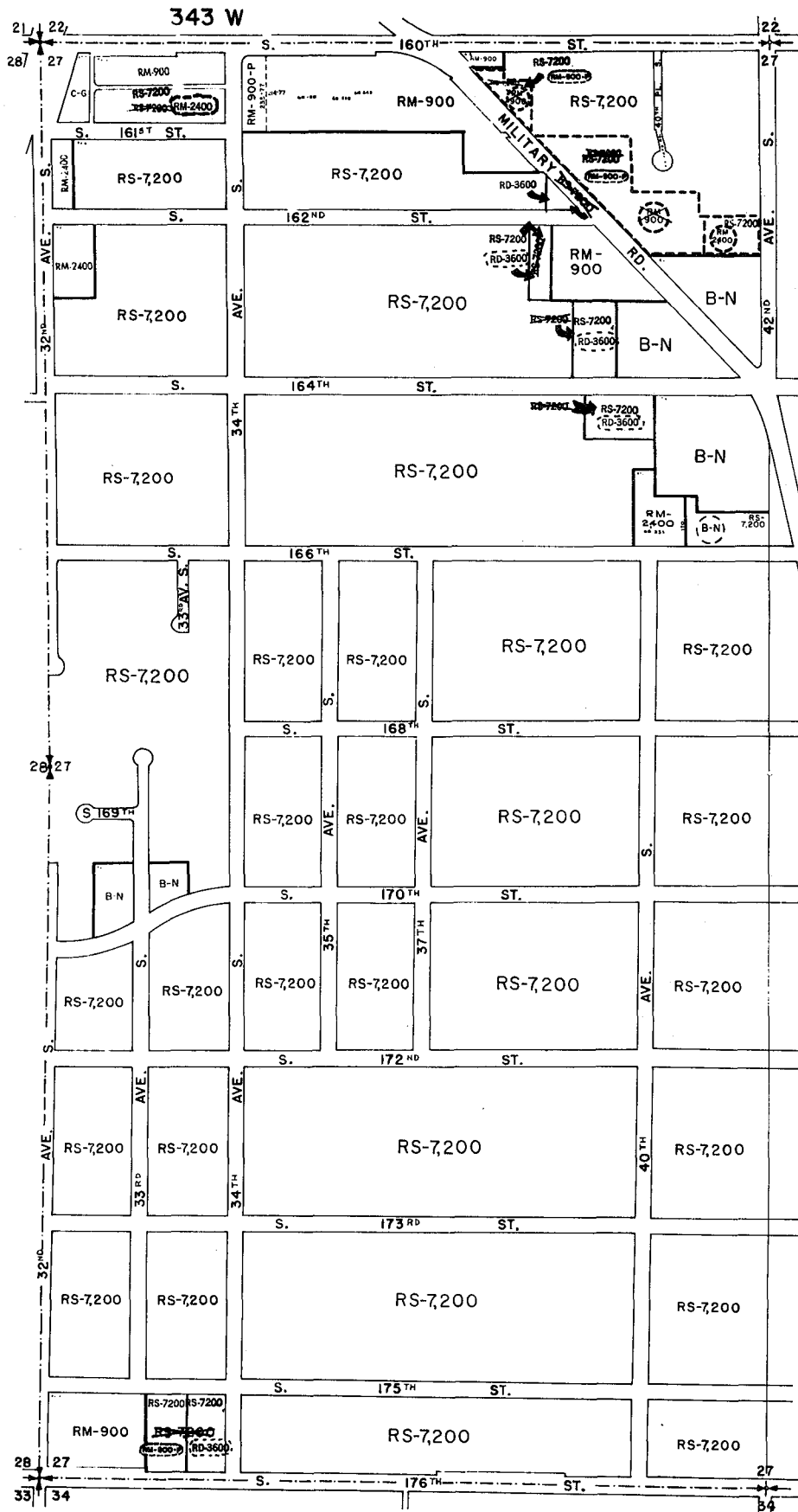
Applicable policies are: Highline Community Plan policies H-17, H-18, H-21, H-22, H-27, Comprehensive Plan D-12, D-13, D-24 (see appendix for complete policies).

RS-7200 to RD-3600

Provide low density multifamily use.

Applicable policies are: Highline Community Plan H-10, H-16, H-17, H-18, H-22, Comprehensive Plan D-12, D-19 and D-24 (see appendix for complete policies).





W 27-23-4

RS 7200 to RS 7200 (Potential RD 3600)

Redesignates the area from single family residential to low density multi-family.

Applicable policies are: Highline Community Plan H-10, H-17, H-18, H-21, H-22, H-27, Comprehensive Plan D-13, D-17, D-18, D-19 and D-24 (see appendix for complete policies.)

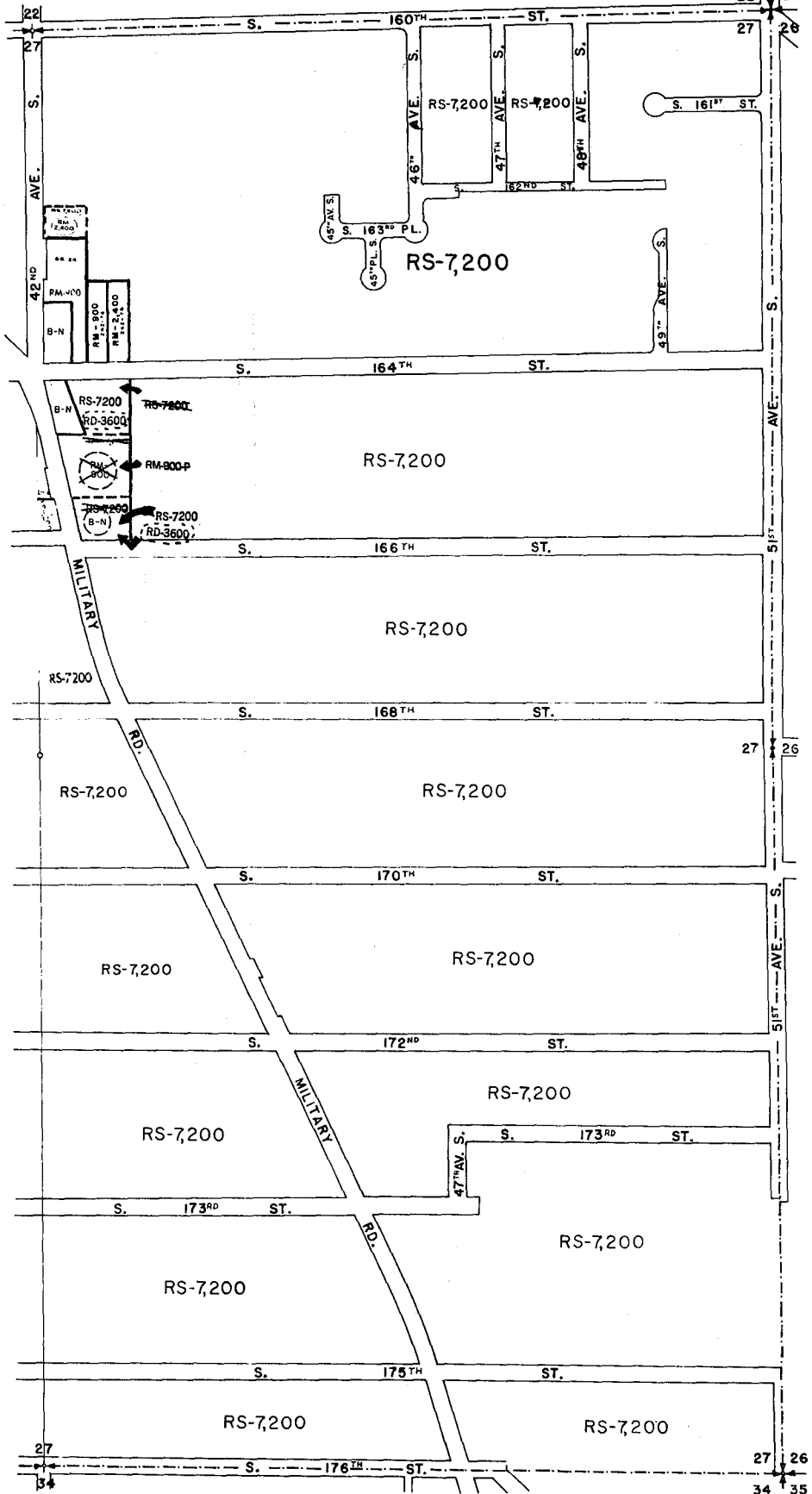
RS-7200 (Potential RM-900) to RM-900-P

Provide professional office uses adjacent to the neighborhood business center.

The following P-suffix conditions shall apply:

- a. Dedicate the westerly 12 feet of the subject property to King County for right-of-way, to establish 42 feet of right-of-way east of the centerline of Military Road South.
- b. A site plan shall be approved by the Building and Land Development Division which is in conformance with KCC 21.46.150 through 21.46.200.
- c. Per the Zoning and Subdivision Examiners report on file 239-83-R, Mr. Englin will be notified by the Building and Land Development Division at such time as construction plans are submitted for remodeling or construction.
- d. A 20 foot Type II landscaping buffer when developed with multifamily/townhouse or office use; except along street frontage where Type III landscaping shall be required.
- e. The use of the site shall be limited to the uses as outlined in KCC 21.16.020(H) and (P) and the height of any new structure shall be limited to 30 feet and two stories.

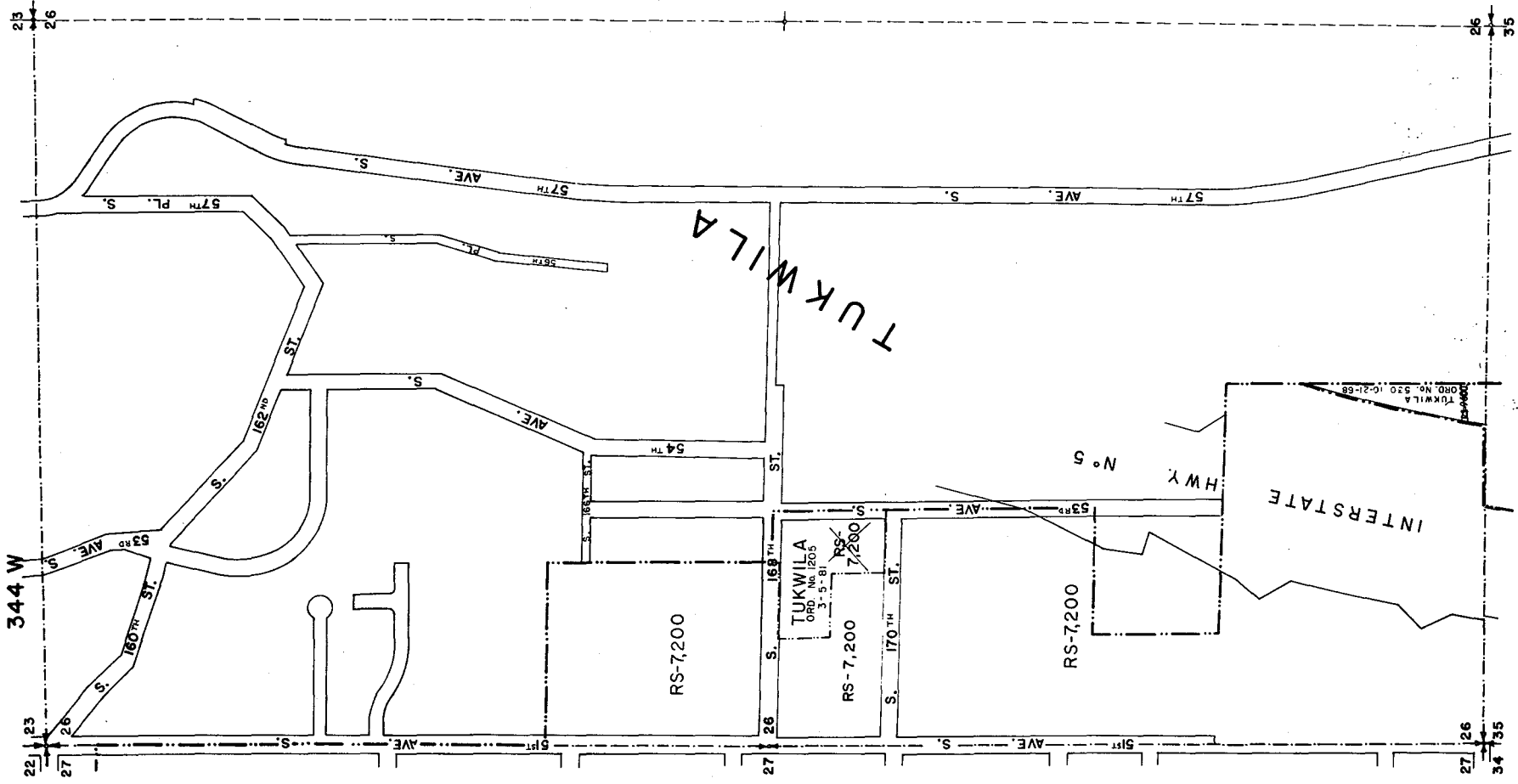
343 E



E 27-23-4

W 26-23-4

No change



344 W

TUKWILA

INTERSTATE

HWY. No. 5

RS-7,200

RS-7,200

RS-7,200

TUKWILA  
ORD. No. 1205  
3'-5'-81'  
7,200'

W 26-23-4

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RM 2400 (PUD) to RM 2400-P

The following P-Suffix conditions shall apply.

- A. Storm drainage plans shall be approved by the Department of Public Works, Hydraulics Division. Said drainage plans shall comply with King County Ordinance No. 2281. All required storm water detention/retention facilities must be constructed and in operation prior to land clearing and/or other construction unless otherwise approved by the Division of Hydraulics.
- B. Provide and maintain pollution separation facilities to insure pollutants from the site do not enter the natural drainage system.
- C. Provide and maintain temporary sedimentation collection facilities to insure sediment laden water does not enter the natural drainage system. These facilities must be in operation prior to clearing and building construction, and satisfactorily maintained until construction and landscaping are completed and the potential for on-site erosion has passed.
- D. There is existing retention on this site. This must be considered in determining the allowable rate of runoff from the developed site. All structures shall be located at least 15 feet back from the top of bank for any drainage channel.
- E. Improve 38th Avenue South, west of the centerline adjacent to the subject property to King County standards, utilizing the thickened edge section with controlled drainage.
- F. Deed additional right-of-way on South 180th Street resulting in 30 feet north of the centerline from the west property line easterly 525 feet. Improve South 180th Street north of the centerline to King County standards within said right-of-way adjacent to the subject property, including curb, gutter and sidewalks, and a full width permanent turn-around east of the driveway into the site.
- G. Access to the subject property shall be over a full width County maintained roadway within the South 180th Street Corridor, from the west.
- H. The applicant shall petition King County to vacate South 178th Street adjacent to the subject property, and receive approval of said vacation.
- I. Access for emergency vehicles from 38th Avenue South to South 180th Street through the subject property shall be provided, subject to the approval of the King County Fire Marshal and the Technical Committee.
- J. Curbing around paved areas may be required to aid in the control of drainage, to protect landscaping and to provide an appearance of quality consistent with the intensity of development allowed in the zone.
- K. A plan and profile for the improved portion of the site is required to assure that streets, driveways, and parking aid paper at a horizontal scale of 1 inch = 50 feet and a vertical scale of 1 inch = 5 feet.
- L. All pedestrian pathways shall be of a hard, durable surface, such as asphalt or concrete.
- M. A detailed landscape plan is needed for the entire site showing the height and type of landscaping to be provided together with significant existing vegetation to be retained. Intensive screening shall be provided around the perimeter of the development. Open air parking areas shall be interspersed with plantings at intervals of approximately 10 parking stalls. A method of irrigating vegetation not capable of survival on local rainfall, preferably by means of a sprinkler system, shall be installed to assure that the plantings are adequately watered.
- N. The applicant shall submit cost estimates for materials, labor and one year's maintenance for implementation of the landscape plan. A landscape bond in an amount equal to one-half of such estimates shall be posted to insure compliance with the above plan.
- O. Lighting of parking and recreational areas shall be harmonious with the development and not detrimental to neighboring properties.
- P. If condominiums are proposed and units are to be sold, a copy of the Homeowners' Association agreement shall be submitted for approval, to guarantee the integrity and maintenance of a common land, private roads and other common improvements (such as drainage control facilities).
- Q. Record and improve a public pedestrian easement between the eastern terminus of South 180th Street and 38th Avenue South, which may also serve as the access drive for emergency vehicles required under Condition 1 above. The width and improvement shall be determined by the Technical Committee.
- R. Height of any new structure shall be harmonious with the topography and not detrimental to neighboring properties.
- S. The development plans for the site shall include a landscaping plan which shall show a landscaped buffer area on that portion of the site which abuts 38th Avenue South. The buffer area shall have a minimum depth of 50 feet from the right-of-way for 38th Avenue South.

NOTE: (See Special Recommendations)

RS 7200 and RS 7200 (Potential RM 900) to RS 7200 (Potential RS 5000)

Redesignates property from single family residential, (4-6 units per acre) and potential maximum density multifamily and professional office development to single family residential (4 to 8 units per acre). This change reflects the community plan policy to maintain the single-family character of this area. Area has poor access for more intensive uses.

Applicable policies are: Highline Community Plan H-10, Sea Tac Communities Plan Policies 100 and 102. (see appendix for complete policies.)

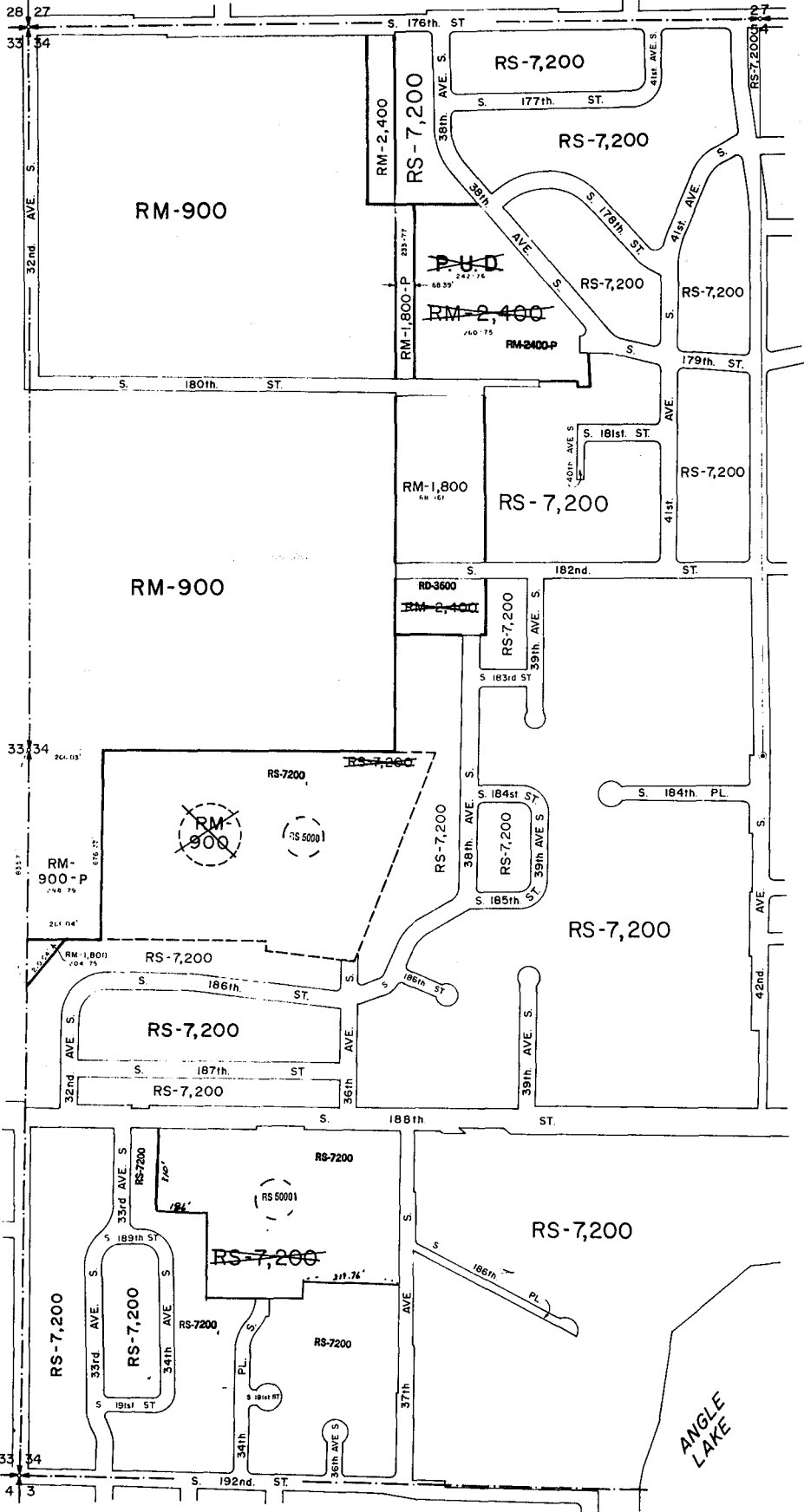
Comprehensive Plan Policy D-11.

RM 2400 to RD 3600

Redesignates property from medium density multifamily to low density multifamily.

Applicable policies are: Highline Community Plan H-10, Sea-Tac Communities Plan, 102, Comprehensive Plan Policies D-27, D-18 and D-19.

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W34-23-4

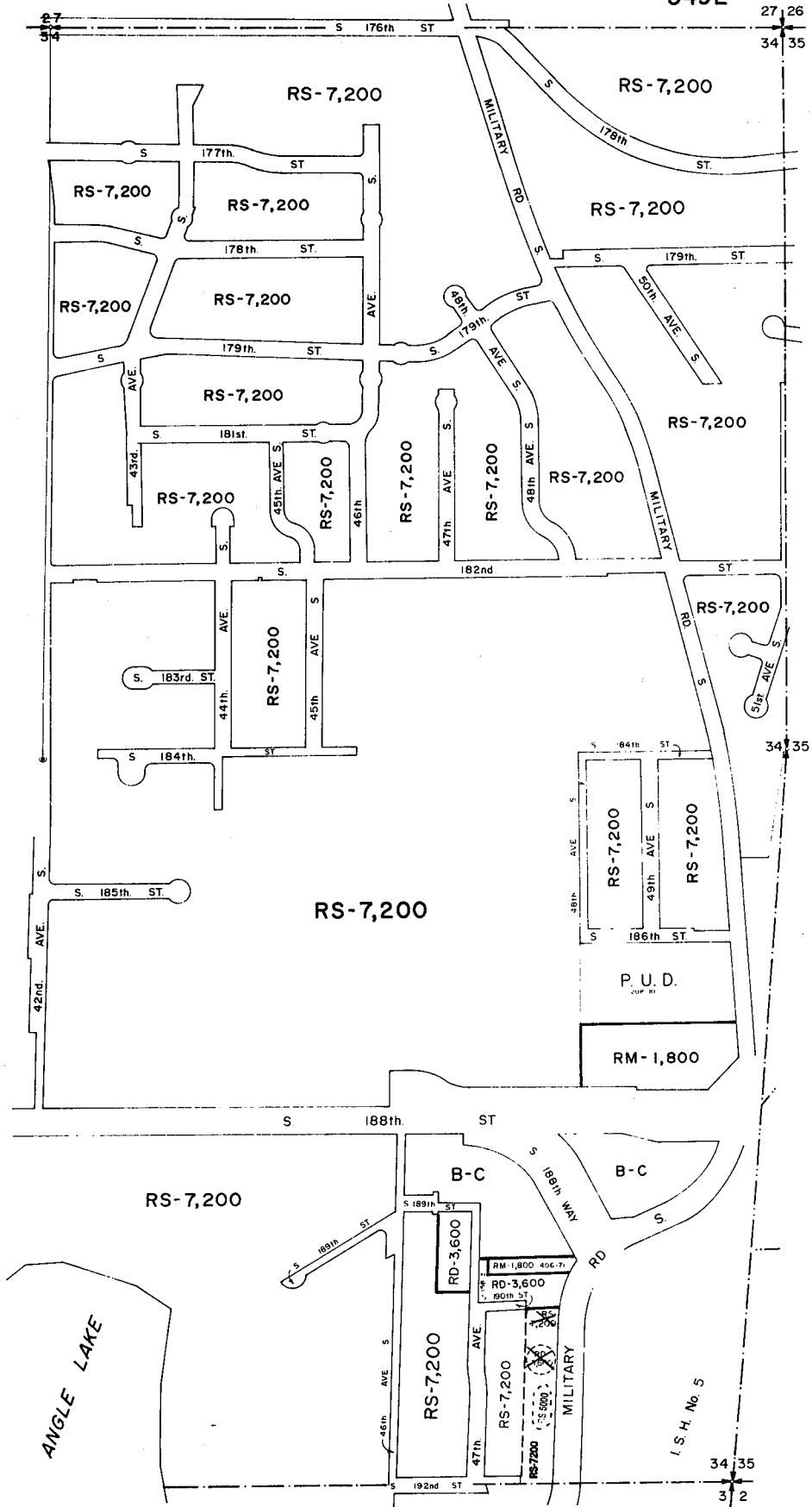
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RS 7200 (Potential RD-3600) to RS 7200 (Potential RS 5000)

Reflects community desire to maintain single family character of Angle Lake area.

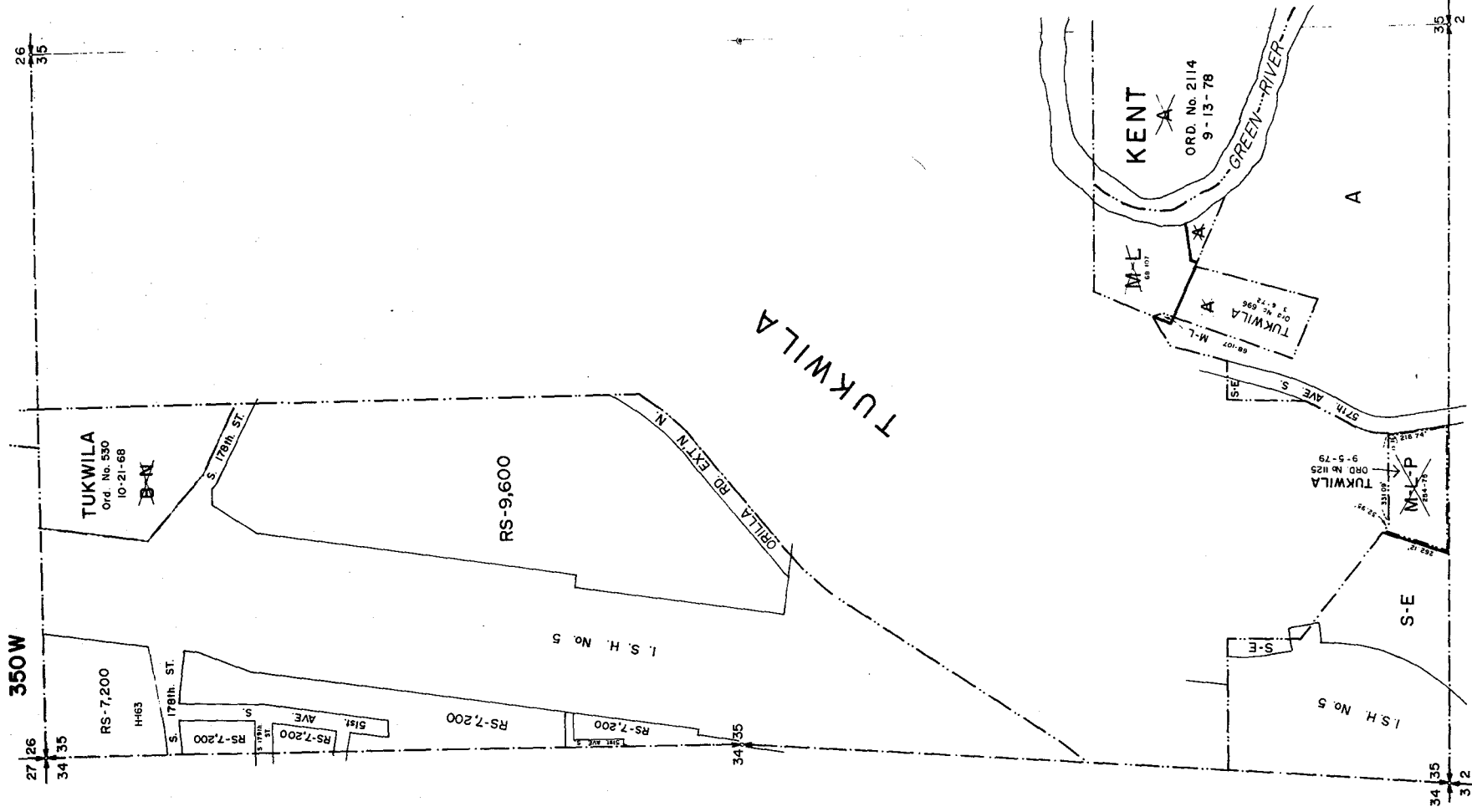
Applicable policies are: Highline Community Plan H-10. Comprehensive Plan Policy D-11.





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No change



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TUKWILA

W35-23-4

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## Appendices

- 1 Members of the McMicken Heights Advisory Group
- 2 Special Recommendations of Advisory Group
- 3 Goals adopted as part of the Highline Community Plan.
- 4 Highline Community Plan Policies
- 5 Selected King County Comprehensive Plan Policies
- 6 Selected Sea-Tac Communities Plan Policies
- 7 Capital Improvement Project Update List
- 8 King County Zoning Code Synopsis

## **APPENDIX 1**

### **Members of the McMicken Heights Advisory Group**

Barbara Blake  
Bob Ferris  
Dick Jordan  
Patti McCorkle  
Dennis Robertson\*  
Karen Verner

Irene Jones, Facilitator

\*Resigned

## APPENDIX 2 Special Recommendations

The McMicken Heights Advisory Group made the following special recommendations. They are specific in nature. However, these recommendations are beyond the scope of the study. Adoption of the McMicken Heights study and area zoning report by King County Council does not imply adoption of any special recommendations.

1. King County should consider development of a holding pond in the vicinity of South 180th Street and 38th Avenue South to protect the area from flooding and prevent future problems due to development. Note: The site north of South 180th Street and West of 38th Avenue South is presently undeveloped and a holding area for surface drainage.
2. King County should inventory the McMicken Heights Community to identify and evaluate potential open space sites and corridors as part of a County Open Space Plan.
3. King County and interested user groups should work together in developing, and maintaining future parks.
4. King County should develop and maintain lands designated in the Highline Community Plan as park sites i.e., property located north of South 164th Street and West of Military Road.
5. Coordinate development and spending decisions among public agencies and between public and private interests.
6. The single family character of McMicken Heights should be maintained. Multifamily zoning should be limited to the area identified by the Planning Division in this report.

### NOTE

It should be noted that the advisory group "strongly disagreed" with the potential single family classification (RS 5000) proposed for property located north of South 186th Street and west of 38th Avenue South and property located south of South 188th Street and west of 37th Avenue South.

## APPENDIX 3

### Goals Adopted as Part of Highline Community Plan

1. Enhance and protect permanent residential neighborhoods.
2. Strengthen community identity through preservation and enhancement of features having historical or community significance.
3. Improve the aesthetic quality of public and private development.
4. Safeguard the abundant natural features of view, water and vegetation.
5. Solve drainage and pollution problems.
6. Maintain a steadily increasing community population and a vigorous economy.
7. Develop an improved and balanced transportation system.
8. Meet the human service needs of Highline, a diverse, highly developed, heterogenous community.
9. Increase the effectiveness of local government in addressing the urban problems and needs of Highline.

## APPENDIX 4

### HIGHLINE COMMUNITIES PLAN POLICIES

<u>Plan Page</u>	<u>Policy</u>
19	H-1 Ensure environmental protection in areas of hazards, wetlands, shorelines, view and substantial remaining natural vegetation.
24	H-2 Preserve and enhance views and vistas.
24	H-3 To the greatest extent possible, existing trees should be preserved and incorporated as a site amenity in all new development.
25	H-4 Promote sanitary sewerage of unsewered areas.
26	H-5 King County and other agencies should review their procedures for applying chemical treatment to ballfields, playgrounds, along roads and on other areas of vegetation.
26	H-6 The removal of existing shade trees along streams and wetlands is to be avoided.
26	H-7 Require shade tree planting along streams and wetlands in new developments.
27	H-8 Utilize isolated improvements to remedy isolated drainage problems.
27	H-9 Flow stabilization should be controlled and maintained primarily through holding pond or other retention systems.
28	H-10 Provide for a range of housing densities, both single and multi-family.
29	H-11 Improve deteriorated or declining housing through rehabilitation and repair.
29	H-12 Low-cost multi-family housing should be located with convenient access to urban services.
29	H-13 Disperse, rather than concentrate, low-cost multi-family housing.
31	H-14 Provide for future space demands through the development and redevelopment of existing service and retail centers.
32	H-15 Encourage full utilization of land currently available for manufacturing and industry.



- 33 H-16 Recognize freeways and major arterials as potential barriers/boundaries between different land uses.
- 33 H-17 Setbacks and landscaping should be provided as buffering between areas planned for different land use.
- 36 H-18 Conversion of land uses within or near single-family residential areas should be accomplished through orderly transition programs.
- 37 H-19 Protect and enhance historical features in the development of public and private projects.
- 38 H-20 Landscaping, including street trees, should be a part of all future arterial street development or redevelopment.
- 38 H-21 Within key areas of growth or redevelopment, landscaping and circulation provisions should further enhance the quality and cohesiveness of development.
- 38 H-22 Landscaping should be included as part of all apartment, business, commercial, industrial and public facility development.
- 40 H-23 Bikeway development should emphasize the use of secondary and collector arterial rights-of-way and utility rights-of-way.
- 40 H-24 Pedestrian facilities development should emphasize the use of street and utility rights-of-way.
- 40 H-25 Road construction, including major improvement projects, should include provisions for pedestrian and bicycle movement.
- 41 H-26 Emphasize the development of hard surface pathways, rather than sidewalks.
- 41 H-27 New development should include provisions for pedestrian circulation.
- 41 H-28 Integrate bicycle and pedestrian routes with school locations, activity centers and walkway systems.
- 41 H-29 Improve local transit or para-transit service, especially east-west.
- 42 H-30 Provide good transit connections to major employment areas.
- 42 H-31 Integrate bicycle, pedestrian, bus and street systems to emphasize easy transfer between different modes of transportation (e.g. bicycle and bus).

- 42 H-32 Encourage final determination of the terminus of the SR-509 route with immediate emphasis on completion to South 188th Street and improvements to the 1st Avenue South Bridge corridor.
- 43 H-33 Along major arterials, consolidate access points to frontage properties where possible.
- 43 H-34 Emphasize operational projects to improve circulation and maximize the efficiency of the existing system.
- 43 H-35 Encourage construction of highway facilities only when non-construction alternatives fail to provide adequate levels of service.
- 43 H-36 Encourage joint utilization of parking within business areas.
- 46 H-37 Promote public/private and public/public cooperation in developing the communities' recreational and cultural capabilities.
- 46 H-38 Emphasize the development of vacant park or available vacant school sites, the expansion and/or redevelopment of existing parks, and the development of other publicly-owned land as opposed to seeking new park sites.
- 47 H-39 Emphasize the development of active recreation opportunities.
- 47 H-40 Promote a close working relationship between King County and the local school districts in order to provide the best possible level of parks and recreation service.
- 47 H-41 Maximize the use of school facilities as activity and recreation centers for all ages.
- 47 H-42 Emphasize the combination of separate public use functions when developing park and recreation proposals.
- 48 H-43 Utilize remaining Forward Thrust dollars to fund the highest priority park and recreation needs in Highline.
- 50 H-44 Priority for funding employment and job training programs should be consistent with community need.
- 52 H-45 Congregate dispersed governmental offices in a central place, together with other community services, activities and facilities.
- 52 H-46 Utilize the Highline Communities Plan as the basis for development and spending decisions in the Highline area.

53 H-47 King County should facilitate on-going land use, program budget and capital improvement program review by Highline citizens.

## APPENDIX 5

### SELECTED KING COUNTY COMPREHENSIVE PLAN POLICIES

<u>Plan Page</u>		<u>Policy</u>
69	B-11	Neighborhood business areas shall consist of neighborhood shopping and services only. Intensive and heavier general commercial uses, large outdoor space users, and residential uses are not considered compatible within neighborhood business areas.
69	B-12	A neighborhood business area should be designed to serve an area with a potential population of 8,000 to 15,000 persons residing within approximately a 3/4 mile radius, although the size and shape of the trade area will vary depending upon its population density or physical features.
69	B-13	Neighborhood business area needs normally can be served adequately by three to six acres of developed business land.
74	B-22	An urban shopping district or center should be designed to serve a potential population of 30,000 to 100,000 persons residing in an area within approximately a two-mile radius, the size and shape of the area depending upon population density, physical characteristics, and the circulation system.
74	B-24	Total developed land requirements for urban business areas may range from 40 to over 100 acres, depending upon the potential trade area population, the design of the business area, and the amount of land allocated for general commercial uses within the business area.
75	B-25	Urban business areas should be located approximately four miles apart. Such areas also serve the function of community business.
75	B-26	An urban business area shall locate at the intersection of two major arterials if the intersection is convenient to a freeway or expressway interchange.
77	B-30	Major business and professional offices shall be encouraged to develop in concentrations and locate in conjunction with urban and community business areas.
77	B-31	Professional offices and allied services often serve local residential areas, so shall be encouraged to locate in conjunction with any type of business area.

- 78 B-32 Highway-oriented business should be located functionally convenient to intersections of major arterials as part of other business areas. Preferably, the locations should be on the edge of the business area convenient to freeway or expressway interchanges.
- 79 B-36 Distributive, business service and light fabrication types of uses should be located with access provided to expressways or major arterial truck routes so that traffic will not pass through residential areas. These uses should be located in the fringes of central business districts and the larger urban business areas or adjacent to industrial areas except where special circumstances dictate a separate location.
- B-50 Mixed use developments should be encouraged as part of neighborhood, community and regional employment centers when they complement and reinforce commercial (retail and office) activities.
- B-51 Mixed use developments at all scales should include pedestrian oriented business or office activities compatible with multi-family housing.
- B-52 Neighborhood mixed use developments always should include commercial uses on the ground floor.
- B-53 Commercial uses should be located below residential uses in all mixed use developments in order to preserve quiet and privacy for the residents above.
- 102 C-3 In order that residential areas may be free from industrial traffic, industrial areas shall be located with access provided only to major transportation routes which include major arterial truck routes, expressways, freeways, major railroad lines, and navigable bodies of water.
- 102 C-4 Industrial areas should be located where they can be adequately served by necessary major utility lines, such as electric power stations and transmission lines, trunk sewer lines, trunk water lines, and trunk gas lines.
- 102 C-5 Land use types other than industrial or industrially related uses should be discouraged from industrial areas, with the exception of such convenience uses as banks, post offices, and restaurants.
- 102 C-6 Certain industrial uses generate heavy traffic, noise, smoke or other nuisances and should be

located where it is feasible to provide an adequate transition, such as light industrial areas, commercial areas, or open space, to adjoining land use types.

- 114 D-5 As slope increases, residential density should decrease in order to avoid, partially or completely, the problems of drainage, siltation, flood control, and accessibility, which frequently are attributable to over-development of slope areas.
- 116 D-8 A maximum density of one housing unit per gross acre may be employed:
- a. in those areas of the County where a neighborhood character of estate-type uses and interests is already established or is proposed,
  - b. where slopes exceed 30%, in areas subject to slide hazards, or in valley areas not suited for large-scale agricultural use and not required for industrial purposes.
- 116 D-9 A maximum density of two housing units per gross acre may be employed in the following types of areas:
- a. where a substantial majority of lots are already developed to a density not greater than two housing units per gross acre and permanent protection in order to maintain community identity is desirable,
  - b. in areas proposed for development at this density where permanent protection of lot size is desired,
  - c. in areas where slope ranges from 25% to 30%.
- 117 D-10 A maximum density of three housing units per gross acre shall be employed in rural tracts adjoining stream, lake, or salt-water frontage.
- 117 D-11 Single family residential areas, except as otherwise designated, shall have a maximum allowed density of five housing units per gross acre.
- 117 D-12 Multi-family residential areas shall always be located functionally convenient to a major or secondary arterial highway. Adequate arterial and collector streets should exist prior to or be developed concurrently with the establishment of such uses.
- 118 D-13 Since multi-family residential areas are complementary to shopping areas and other primary service facilities, they may logically be developed adjacent to such uses.

- 118 D-14 In order that a maximum number of persons can take advantage of the amenities of view, water access, and permanent open space, multi-family residential use may be located in or adjacent to such areas, provided that multi-story structures are so located and designed as to not destroy such amenities for adjoining existing or potential residential areas.
- 118 D-15 The high densities of multiple residential use shall be located adjoining or convenient to major highways with preference given to those routes which provide the most convenient and direct access (in terms of travel time) to the major trade and employment centers of the area.
- 119 D-16 The high densities of multiple residential use should be located adjoining either major shopping areas, cultural centers (at urban or multicomunity level), or locations having special amenities of view, water access, or permanent open space.
- 119 D-17 The lower densities of multiple residential use shall be located adjoining or convenient to major or secondary arterial streets.
- 119 D-18 The lower densities of multiple residential use should be located adjoining either business areas, cultural or community centers, or locations having special amenities of view, water access, or permanent open space.
- 119 D-19 The lower densities of multiple residential use may be located as a transitional use between higher density multiples and single family residential densities.
- 121 D-24 Areas where the allowed average residential density is three housing units per gross acre or greater should include the following minimum improvements:
- a. paved streets, curbs, and sidewalks;
  - b. street lighting;
  - c. underground drainage lines, except where surface storm drainage facilities are deemed to be adequate;
  - d. publicly approved water supply (normally publicly owned); and
  - e. sanitary sewers or suitable alternatives on temporary basis only.
- 129 D-38 As slope increases, residential density should decrease in order to avoid, partially or completely, the problems of drainage siltation, flood control,,

## APPENDIX 6

### SELECTED SEA-TAC COMMUNITIES PLAN POLICIES

<u>Plan Page</u>	<u>Reference</u>	<u>Policy</u>
6.3.2 #8	#18	Permanent residential neighborhoods should be assisted in providing sanitary sewers in conjunction with the application and implementation of noise impact programs.
#13	#24	Plant shade trees in the unshaded areas of the upper reaches of Miller and Des Moines Creeks and along their related wetlands.
6.5.4 #17	#57	Remote parking must be eventually developed to supplement the existing parking garage.
6.6.1 #4	#62	A variety of retail, trade, service and commercial uses should be encouraged to locate within existing business concentrations or logical extensions of existing centers.
6.6.3 #6	#72	The Airport acquisition areas should be primarily open space, put to community multiple use.
#6	#73	Uses of noise impact acquisition areas should not further degrade the prevailing noise and air quality environment or the residential character of surrounding neighborhoods.
6.6.1 #7	#66	Incorporate the drainage holding ponds, water courses, and wetlands of Miller and Des Moines Creeks into a network of open space.
6.6.4 #2	#87	Land use changes in identified conversion areas shall be subject to the approval of planned unit developments or similar development conditions.
#14	#90	The East Conversion area should be encouraged to develop with high and medium density apartments and airport-related business.
6.6.4 #24	#93	Manufacturing and industry uses within the Sea-Tac Communities should be directed to locate within the Southwest Conversion Area.



6.6.5

- |     |      |   |
|-----|------|---|
| #12 | #100 | Commercial development of the "99 Strip" should be limited to the highway frontage.   |
| #13 | #101 | Encourage the use of the "99 Strip" to be devoted primarily to the "immediate" needs of air passengers.   |
| #14 | #102 | The use of 36th Avenue South, north of South 188th Street, should be restricted to low volume residential traffic.  |
| #17 | #104 | The issues of south airport access and congestion at the Highway 99/South 188th Street intersection should be re-examined, and the currently proposed solutions re-evaluated. |
| #18 | #105 | Considerations for transportation and land use should, irrespective of jurisdiction, seek to fulfill the intent of the south Sea-Tac access concept.                          |

and accessibility, which frequently are attributable to overdevelopment of slope areas.

14 Ord #  
1683  
SS-3

Retain low-density uses or apply appropriate development controls on those lands in SS-2 that are allowed to develop and other lands with a slope of from 16<sup>o</sup>-25<sup>o</sup>.

## APPENDIX 7

### Program and Project Highlights

The following recommended projects within or adjacent to the McMicken Heights Study area were included in the adopted Highline Community Plan.

Crestview Park. Develop an eight acre park adjacent to the Crestview Elementary School facility. Completed in 1983.

Bow Lake Park. Develop a four acre site on South 178th Street east of Valley View Elementary School. Completed in 1982.

Valley Ridge Park. Renovation of existing ballfields, expansion and remodeling of existing community building. Completed in 1983.

Angle Lake Park. Renovation of the dock and bathhouse. Completed in 1983.

#### Intersection Improvements.

- Military Road South and 42nd Avenue South and South 164th Street. Completed.
- Military Road South and South 176th Street. Completed.
- SR 99 and South 188th Street.

#### Minor Widening and Reconstruction.

- Military Road South from South 160th Street to South 216th Street. Completed.
- South 176th Street from SR-99 to Tukwila city limits. Design and right-of-way scheduled for 1989.

#### Major Widening and Reconstruction

- South 188th Street from SR-99 to 42nd Avenue South. Project under contract for construction.

## APPENDIX 8

# ZONING CODE SYNOPSIS

### Chapter 21.08 RS Residential Single Family Classification

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: 5,000 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 additional side yard to a maximum of 50 feet.*

#### RS 7200 - Dimensional Standards

*min. lot area: 7,200 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: 9,600 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 are permitted, provided the average allowable density is not exceeded.

### Chapter 21.18 SE Suburban Estate Classification

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/minimum lot area per dwelling unit: 10 acres except may be reduced through subdividing or short subdividing.*

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

*parcels over five acres: same as "A" except in multiple lot subdivision and short subdivision*

*parcels of five acres or less: same as SE except in multiple lot subdivisions and short subdivisions.*

*Lots in multiple lot subdivisions and short subdivisions: same as nearest comparable RS classification lot area and provided on-site sewage disposal requirements can be met. If public sewers are available, the minimum lot size shall be 9600 square feet.*

*Densities in multiple lot subdivision:*

- 1. Parcels less than five acres: one dwelling unit per acre provided that lot clustering is used to avoid inclusion of sensitive areas in building sites.*
- 2. Parcels with five or more acres: one dwelling unit per acre with lot clustering and the provision of and open space or "reserve" tract greater than or equal to 50% of the site.*

## Chapter 21.20 SR Suburban Residential Classification

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: in areas for which there is an adopted community plan, the minimum required lot area may be reduced from 5 acres when consistent with a community plan density policy and with dimensional standards, whichever requires the larger lot size. 7,200 or 9,600 sq. ft. with sewers, water, paved streets, curbs, drainage.  
15,000 sq. ft. with approved sewage disposal system, paved streets and walkways.  
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: 36%  
height: 30 ft. except for accessory buildings*

## Chapter 21.22 A Agricultural Classification

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 buildings setbacks:  
front yard: 30 feet  
side yard: 10 feet  
rear yard: 10 feet*

## Chapter 21.24 G General Classification

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 agriculture 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

*min. lot area; min. lot area/dwelling unit: 20 acres except that the area may be reduced through subdivision or short subdivision and lot clustering; and except that lots containing 2-10 acres prior to the application of the GR-5 zone (or 2-5 acres prior to the application of the GR-2.5 zone) may be short subdivided to create one additional lot.  
max. densities in subdivision and short subdivisions:  
GR-5: one dwelling unit per five acres with lot clustering and provision of a reserve tract greater than or equal to 75% of the total site.  
GR-2.5: one dwelling unit per 2.5 acres with lot clustering and provision of a reserve tract greater than or equal to 65% of the total site.*

*In any GR zone, min. lot size of the building sites must be sufficient to meet on-site sewage disposal requirements.*

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

## Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling Restricted Service Classification

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

### RM 900 - Dimensional Standards

*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 foot of side yard.*

## 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.

### G-5 - Dimensional Standards

*min. lot area: five acres except that parcels containing 2-10 acres prior to application of the G-5 zone may be short subdivided to create one additional lot, provided that on-site sewage disposal requirements can be met on both lots.*

*min. lot dimensions: depth-to-width 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 RT Residential, Townhouse

Provides for townhouses (single family dwelling attached by common side walls) either on individually platted lots or on a commonly held site, in a residential environment.

### RT - Dimensional Standards

*min. lot area per dwelling\*\*: varies from 1600 to 3600 sq. ft.*

*lot coverage: 50% for townhouses, 35% for detached dwellings*

*side yard: 5 feet for townhouses at end of row*

*front and rear yards: front 25 ft. rear 20 ft.; front and rear yards may vary by 10 ft., provided each lot has a total of 45 ft. of front and rear yards.*

*lot coverage: 50% structures, 15% impervious surfaces*

*height: same as RS, except that when rows of townhouses are arranged east-to-west, the southerly row's height and rear setbacks must allow a 20 degree sun exposure plane to reach the base of the northern row of townhouses.*

**\*\*NOTE:** lot clustering is allowed in the RT zone provided the average allowable density is not exceeded.

## Chapter 21.10 RD 3600 - Two-Family Dwelling Classification

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

### 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 to a maximum of 50 feet.*

## Chapter 21.12 RM 2400 Medium Density Multiple-Dwelling Classification

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 to a maximum of 50 feet.*

## Chapter 21.14 RM 1800 High Density Multiple-Dwelling Classification

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 foot of side yard*

## Chapter 21.26 BN Neighborhood Business Classification

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

### BN - Dimensional Standards

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

## Chapter 21.26 BR-N Mixed Business - Residential Use, Neighborhood Scale

Provides for the location of mixed commercial (i.e., retail and office) and residential use projects, for increased diversity in opportunities for desirable housing, and increased vitality of neighborhood business areas.

### BRN - Dimensional Standards

*min lot area: 2400 sq. ft.  
permitted floor area: one and one-half times the square foot area of the buildable portion of the site; except projects that enclose all required parking may built two times the buildable square foot area of the site.  
lot width: 60 feet  
height: no maximum, but when a building exceeds 35 feet in height the portion of the building above 35 feet shall be setback one foot from each property line for each foot of height.*

## Chapter 21.28 BC Community Business Classification

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.

### 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 foot of side and rear yards.*

## Chapter 21.28 BR-C Mixed Business Residential Use, Community Scale

Provides for the location of mixed commercial (i.e., retail and office) and residential use projects, for increased diversity in opportunities for desirable housing, and increased vitality of community business areas.

### BRC - Dimensional Standards

*minimum lot area: 900 sq. ft., except that mixed use developments which meet certain conditions may reduce lot area to 450 sq. ft.  
permitted floor area: two times the square foot area of the buildable portion of the lot; except projects that enclose all required parking may build six times the square foot area of the buildable portion of the lot.  
lot width: 60 feet*

## Chapter 21.30 CG General Commercial Classification

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.

### 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 foot of side and rear yards.*

## Chapter 21.32 ML Light Manufacturing Classification

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 foot of side and rear yards.*

## Chapter 21.34 MP Manufacturing Park Classification

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: 50 feet  
side and rear yard setback: 20 feet  
permitted floor area: not more than 2½ times lot area  
height: 45 feet. Height may be increased 1' for each additional foot of side and rear yards.*

*See text of zoning code for detailed performance standards.*

## Chapter 21.36 MH Heavy Manufacturing Classification

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 foot of side and rear yards*

## Chapter 21.38 FR Forestry and Recreation Classification

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 and rear yards: 20 feet*  
*height: 45 feet. Height may be increased 1' for each additional foot of side and rear yards.*

## Chapter 21.42 QM Quarry and Mining Classification

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.

### 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 foot of side and rear yards.*

*See text of zoning code for detailed performance standards.*

## Chapter 21.43 AOU Airport Open Use Classification

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.

### AOU - Dimensional Standards

*min. lot area (new lots): 1 acre*  
*lot coverage: ratio of 1 unit ground coverage to 5 units of total land area (20%)*  
*height: 30 feet*  
*street property line setbacks: 25 feet*

## Chapter 21.44 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 location and operation of these uses is subject to review and issuance of a use permit.

## 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 approvals 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 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, by specifying a building envelope on the face of the plat. Structures on adjacent lots must maintain a distance of 10 ft. or share a common wall. Before a lot in subdivisions using this arrangement can be sold, a copy of the plat and explanation of this provision must be shown to the buyer.

## 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.

## 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 of 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.