



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19119

Proposed No. 2020-0032.2

Sponsors McDermott

1 AN ORDINANCE relating to development regulations;
 2 adopting provisions for an alternative housing
 3 demonstration project, in accordance with K.C.C.
 4 21A.55.010; and adding a new section to K.C.C. chapter
 5 21A.55.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 **SECTION 1. Findings:**

8 A. The availability of affordable housing is a regional vision as expressed
 9 in the Washington State Growth Management Act, VISION 2040 multicounty
 10 planning policies, the King County countywide planning policies, the Regional
 11 Affordable Housing Task Force Five-Year Action Plan and the King County
 12 Comprehensive Plan.

13 B. The Comprehensive Plan includes specific policy direction to
 14 implement that regional vision on a local level, including: providing equitable
 15 opportunities for all individuals; allowing a variety of housing types; supporting
 16 and incentivizing housing that is affordable at all income levels; and encouraging
 17 increases in housing density and the siting affordable housing near frequent transit
 18 and commercial areas. The Vashon-Maury Island Community Service Area
 19 Subarea Plan also directs increasing the inventory of housing that is affordable to

Ordinance 19119

20 very-low-, low- and moderate-income populations on the island. Similarly, the
21 White Center Community Action Plan directs expansion of opportunities for
22 developing new housing to meet local housing needs, including affordable
23 housing.

24 C. The Regional Affordable Housing Task Force Five-Year Action Plan
25 also recommends King County update zoning and land use regulations, including
26 in single-family low-rise zones, to increase and diversify housing choices,
27 including but not limited to micro and efficiency units.

28 D. The King County Comprehensive Plan encourages exploration of
29 alternative housing options and includes policy direction for creation of
30 demonstration projects for new affordable housing models. It also allows impact
31 fee exemptions for affordable housing developments. As a means to provide
32 opportunities for lower rent housing options, the Comprehensive Plan also
33 includes support for residential buildings with shared facilities, such as single-
34 room occupancy buildings, boarding homes, micro-units buildings and clustered
35 micro homes as well as higher density ownership options, such as condominiums,
36 cooperative mutual housing, cottage housing and other forms of clustered higher-
37 density ownership housing.

38 E. Consistent with these policies and recommendations, Workplan Action
39 6 of the 2016 King County Comprehensive Plan adopted in Ordinance 18427, and
40 as amended by Ordinances 18427 and 18810, directs development of a
41 demonstration project ordinance to test development regulations for alternative
42 housing models, including microhousing, to increase availability of affordable

Ordinance 19119

43 housing in the Puget Sound region.

44 F. As directed by Workplan Action 6, in 2018 King County issued a
45 request for proposals for alternative housing projects that could be authorized as
46 part of this ordinance. The request for proposals was informed by a request for
47 information and an open house for developers held in early 2018 in order to learn
48 more about perceived barriers to constructing alternative housing models. An
49 interbranch group comprised of staff from the department of community and
50 human services, the permitting division of the department of local services, public
51 health - Seattle & King County, the King County council and the office of
52 performance strategy and budget participated in the review panel of the responses
53 to the request for proposals. In April 2019 the review panel selected two
54 proposals for inclusion in this ordinance - one on Vashon Island and one in North
55 Highline. Public outreach about those proposals and the draft demonstration
56 project ordinance occurred in July 2019.

57 G. As required by K.C.C. 21A.55.030, the demonstration project
58 authorized by this ordinance is consistent with the King County Comprehensive
59 Plan, including the Vashon-Maury Island Community Service Area Subarea Plan
60 and the White Center Community Action Plan.

61 NEW SECTION. SECTION 2. There is hereby added to K.C.C. chapter 21A.55
62 a new section to read as follows:

63 A.1. The purpose of the alternative housing demonstration project is to:

64 a. encourage private market development of housing options that are
65 affordable to different segments of the county's population by testing removal of certain

Ordinance 19119

66 regulatory barriers to developing such housing;

67 b. compare at least two alternative housing options and their accessibility for
68 populations who are otherwise unable to find suitable housing, such as lower-income
69 one-person households, low-income seniors, people with disabilities, veterans and
70 persons experiencing homeless;

71 c. evaluate the public benefit of providing housing options with smaller living
72 spaces and shared facilities; and

73 d. implement Phase I of King County Comprehensive Plan Workplan Action 6,
74 as adopted in Ordinance 18427, and as amended by Ordinances 18427 and 18810.

75 2. The expected benefits from the alternative housing demonstration project
76 include:

77 a. the use of innovative design and development techniques to promote
78 alternative housing options;

79 b. the development of new affordable housing built to modern building
80 standards; and

81 c. the opportunity to identify and evaluate potential substantive changes to land
82 use and development regulations that support the development of affordable housing
83 while maintaining community character.

84 B. For purposes of this section:

85 1. "Congregate residence" means one or more buildings that contain either
86 sleeping units or dwelling units, or both, and where residents share either sanitation
87 facilities or kitchen facilities, or both.

88 2. "Sleeping unit" means a room or space in which people sleep, and can also

Ordinance 19119

89 include permanent provisions for living, eating, and either sanitation or kitchen facilities
90 but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping
91 units.

92 C. The alternative housing demonstration project shall be implemented in North
93 Highline as described in Attachment A to this ordinance and in the Vashon Rural Town
94 as described in Attachment B to this ordinance.

95 D. Applications shall demonstrate how the proposed project, when considered as
96 a whole with the proposed modifications or waivers to the code, will meet the criteria in
97 this section and, as compared to development without the modification or waiver, the
98 degree to which the project will:

- 99 a. increase the range of affordable housing options, including providing
100 housing types that meet the needs of the local community;
- 101 b. provide housing options for low- to moderate-income households;
- 102 c. provide for the development of lower rent housing options through
103 construction of buildings with shared facilities;
- 104 d. seek to prevent displacement of the local community's residents;
- 105 e. for projects with public funding, meet or exceed the sustainable
106 development standards adopted by Washington state Department of Commerce under
107 RCW 39.35D.080;
- 108 f. for projects without public funding, meet or exceed Master Builders
109 Association of King and Snohomish Counties 4-star Built Green standard; and
110 g. provide attractive and well-designed development.

111 E. The following apply to a demonstration project development proposal under

Ordinance 19119

112 this section and supersede development regulations under this title that are in conflict:

113 1. A demonstration project development proposal for a congregate residence in
114 North Highline identified in Attachment A to this ordinance, is a permitted use under
115 K.C.C. 21A.08.030 and the maximum residential density provisions and the base height
116 provisions of K.C.C. 21A.12.030 and 21A.12.040 do not apply if:

117 a. the proposal is for no more than a combined total of sixty dwelling units and
118 sleeping units;

119 b. each sleeping unit or dwelling unit contains no more than two hundred
120 twenty square feet of floor area; and

121 c. the proposed development does not exceed sixty feet in height.

122 2. A demonstration project development proposal for a congregate residence, in
123 Vashon Rural Town as identified in Attachment B to this ordinance is a permitted use
124 under K.C.C. 21A.08.030 and the maximum residential density provisions of K.C.C.
125 21A.12.030 do not apply if:

126 a. the development proposal is for no more than five buildings with each
127 building containing no more than a combined total of eight dwelling units and sleeping
128 units; and

129 b. except for accessibility units designed to house persons with physical
130 disabilities, sleeping units and dwelling units shall not contain more than three hundred
131 fifty square feet of floor area. Sleeping units and dwelling units designed as accessible
132 for persons with physical disabilities shall contain no more than three hundred eight five
133 feet of net floor area.

134 F. A congregate residence under this section shall meet the following standards:

Ordinance 19119

135 1. A congregate residence shall include at least one common kitchen facility. In
136 a congregate residence with more than two floors, at least one common kitchen facility is
137 required on each floor with sleeping units. In a congregate residence consisting of more
138 than one building, at least one common kitchen facility is required in each building.

139 2. A sleeping unit that does not include sanitation facilities in the sleeping unit
140 shall have access to shared sanitation facilities on the same floor as the sleeping unit.

141 3. Communal areas, such as common kitchen facilities, lounges, recreation
142 rooms, dining rooms, living rooms, laundry rooms, foyers and lobbies, shall be open to
143 all residents of the congregate residence and shall meet the following standards:

144 a. The total floor area of communal areas shall be at least twelve percent of the
145 total floor area of all sleeping and dwelling units; and

146 b. Service areas, including, but not limited to hallways and corridors, supply or
147 janitorial storage areas, operations and maintenance areas, staff areas and offices may not
148 be counted toward the communal area total floor area requirement.

149 G.1. An application for a development permit or building permit under this
150 section shall include a proposed agreement with the department of local services,
151 permitting division, that addresses at least the following to be undertaken by the
152 applicant:

153 a. measures to ensure that rents remain affordable, such as rent and income
154 restrictions or the inherent affordability of smaller units;

155 b. measures to reduce displacement of the local community's residents, such as
156 affirmative marketing or maintaining wait lists;

157 c. measures to ensure that residents have available transportation choices to

Ordinance 19119

158 enable them reasonable access to retail and services, such as the Metro transit department
159 Access paratransit services, community service vans, bike storage rooms or carshare
160 services;

161 d. for projects in the Vashon Rural Town, services that will be available to
162 residents of the project, such as case management for vulnerable populations or social
163 connectivity programming;

164 e. measures to incorporate housing needs of the local community into the
165 proposed development;

166 f. measures to involve the local community in the proposed development; and

167 g. what information the applicant will collect and when and how it will be
168 reported to the department of local services, permitting division, and the department of
169 community and human services to assist in evaluation of the demonstration project.

170 2. The department shall not approve a development permit or building permit
171 application under this section until the proposed agreement under this subsection has
172 been approved by the department of local services, permitting division.

173 H.1. A modification or waiver approved by the department of local services,
174 permitting division, in accordance with this section shall be in addition to those
175 modifications or waivers that are currently allowed by this title, K.C.C. Title 9, K.C.C.
176 Title 14 and K.C.C. Title 16.

177 2. An applicant under this section, in conjunction with an application for a site
178 development permit or a building permit, may request in writing a modification or waiver
179 of the development regulations under the following chapters and titles. Proposals to
180 modify or waive development regulations for a development application must be

Ordinance 19119

181 consistent with general health, safety and public welfare standards and must not violate
182 state or federal law:

183 a. drainage review requirements: K.C.C. chapter 9.04 and the Surface Water
184 Design Manual;

185 b. King County road standards: K.C.C. chapter 14.42 and the county road
186 standards, 2016 update;

187 c. King County building code: K.C.C. Title 16;

188 d. permitted uses: K.C.C. chapter 21A.08;

189 e. density and dimensions: K.C.C. chapter 21A.12;

190 f. design requirements: K.C.C. chapter 21A.14;

191 g. landscaping and water use: K.C.C. chapter 21A.16;

192 h. parking and circulation: K.C.C. chapter 21A.18; and

193 i. school impact fees: K.C.C. chapter 21A.43.

194 3. Requests for a waiver or modification made in accordance with this section
195 shall be submitted to the department of local services, permitting division, in writing
196 before or in conjunction with a development permit or building permit application
197 together with any supporting documentation. The supporting documentation must
198 illustrate how the proposed modification meets the criteria in this section.

199 4. The notice of application, review and approval of a proposed modification or
200 waiver under this section shall be treated as a Type 2 land use decision in accordance
201 with K.C.C. 20.20.020. Approval or denial of the proposed modification or waiver shall
202 not be construed as applying to any other development application either within a
203 demonstration project area or elsewhere in the county.

Ordinance 19119

204 5. A preapplication conference with the applicant and the department of local
205 services, permitting division, to determine the need for and the likely scope of a proposed
206 modification or waiver is required before submittal of such a request. If a modification or
207 waiver requires approval of the department of natural resources and parks or the
208 department of local services, roads services division, that department or division shall be
209 invited to participate in the preapplication conference.

210 6. If the applicant requests an adjustment from the county drainage standards,
211 the director shall refer the request to the department of natural resources and parks for
212 decision under K.C.C. chapter 9.04, with the right to appeal within the department of
213 natural resources and parks as provided in K.C.C. 9.04.050.C.6. The department of
214 natural resources and parks shall consider the purposes of this demonstration project as a
215 factor relative to the public interest requirement for drainage adjustments described in
216 K.C.C. 9.04.050.C.

217 7. If the applicant requests a variance from the county road standards, the
218 director shall refer the request to the county road engineer for decision under K.C.C.
219 14.42.060, with the right to appeal to the department of local services, road services
220 division, as provided in K.C.C. 14.42.060 and the associated public rules. The
221 department of local services, road services division, shall consider the purposes of this
222 demonstration project as a factor relative to the public interest requirement for road
223 variances described in K.C.C. 14.42.060.

224 8. Administrative appeals of modifications or waivers approved by the director
225 shall be combined with any appeal of the underlying permit decision.

226 I. An approved development permit or a building permit under this section,

Ordinance 19119

227 including site plan elements or conditions of approval, may be amended or modified at
228 the request of the applicant or the applicant's successor in interest designated by the
229 applicant in writing. The director may administratively approve minor modifications to
230 an approved permit. Modifications that result in major changes as determined by the
231 department of local services, permitting division, or as defined by the approval conditions
232 shall be treated as a new application for purposes of vesting and shall be reviewed as
233 applicable to the underlying application in accordance with K.C.C. 20.20.020. Any
234 increase in the total number of sleeping units and dwelling units above the maximum
235 number set forth in the development permit or building permit approval shall be deemed
236 a major modification. The county, through the applicable development permit or
237 building permit approval conditions, may specify additional criteria for determining
238 whether proposed modifications are major or minor. The modifications allowed under
239 this section supersede other modification or revision provisions of K.C.C. Title 16 and
240 this title.

241 J. Demonstration project applications shall be accepted by the department of
242 local services, permitting division, for four years from the effective date of this
243 ordinance. Complete applications submitted before the end of the four years, shall be
244 reviewed and decided on by the department of local services, permitting division.

245 K.1. The executive shall file the following reports in the form of a paper original
246 and an electronic copy with the clerk of the council, who shall retain the original and
247 provide an electronic copy to all councilmembers, the council chief of staff, the lead staff
248 to the local services, committee or its successor and the lead staff to the community
249 health and housing services committee or its successor:

Ordinance 19119

250 a. A preliminary report within two years of the final certificate of occupancy
251 for the first project completed under the demonstration project that describes and
252 evaluates the pertinent preliminary results; and

253 b. A final report within two years of the final certificate of occupancy for the
254 second project completed under the demonstration project that describes and evaluates
255 the pertinent results and recommends changes, if appropriate based on evaluation, that
256 should be made to the county processes and development regulations.

257 2. If only insufficient or inconclusive data are available when the report required
258 under subsection K.1. of this section is due, the executive must file in the form of a paper
259 original and an electronic copy with the clerk of the council, who shall retain the original
260 and provide an electronic copy to all councilmembers, the council chief of staff, the lead
261 staff to the local services committee or its successor and the lead staff to the community
262 health and housing services committee or its successor a report on the demonstration
263 projects that indicates the date a subsequent report or reports will be transmitted to fully
264 evaluate outcomes of the demonstration project sites and recommend changes, if
265 appropriate, based on the evaluation, that should be made to the county processes and
266 development regulations.

267 SECTION 3. Severability. If any provision of this ordinance or its application to

Ordinance 19119

268 any person or circumstance is held invalid, the remainder of the ordinance or the
269 application of the provision to other persons or circumstances is not affected.
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Ordinance 19119 was introduced on 3/24/2020 and passed as amended by the Metropolitan King County Council on 6/23/2020, by the following vote:

Yes: 9 - Ms. Balducci, Mr. Dembowski, Mr. Dunn, Ms. Kohl-Welles, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer and Mr. Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:
Claudia Balducci
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Claudia Balducci, Chair

ATTEST:

DocuSigned by:
Melani Pedroza
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Melani Pedroza, Clerk of the Council

APPROVED this 8 day of July, 2020.

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Dow Constantine
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Dow Constantine, County Executive

Attachments: A. Map Amendment #1 Alternative Housing Demonstration Project Overlay - North Highline, dated June 9, 2020, B. Map Amendment #2 Alternative Housing Demonstration Project Overlay - Vashon, dated June 9, 2020

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Map Amendment # 1- Alternative Housing Demonstration Project Overlay

North Highline

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Section 1, Township 23, Range 3, and Section 6, Township 23, Range 4 as follows:

ZONING

Apply the Demonstration Project Overlay (-DPA) established in Ordinance XXXXX (Proposed Ordinance 2020-0032), Section 2, to the following parcels. Make no other changes to the land use designation or zoning.

Parcel	Current Zoning	Potential Zoning	Area
0123039001	CB-SO		North Highline
0123039061	R-24		North Highline
0123039067	R-6		North Highline
0123039069	R-6		North Highline
0123039072	R-6		North Highline
0123039100	CB-SO		North Highline
0123039104	CB-SO		North Highline
0123039105	CB-SO		North Highline
0123039112	CB-SO		North Highline
0123039120	CB-SO		North Highline
0123039146	CB-SO		North Highline
0123039151	R-6		North Highline
0123039220	CB-SO		North Highline
0123039221	CB-SO		North Highline
0123039223	R-6	R-12	North Highline
0123039224	R-6, CB-SO	R-12, None	North Highline
0123039227	R-6	R-12	North Highline
0123039234	R-6	R-12	North Highline

Parcel	Current Zoning	Potential Zoning	Area
0123039241	R-6	R-12	North Highline
0123039244	CB-SO		North Highline
0123039250	CB-SO		North Highline
0123039251	R-6	R-12	North Highline
0123039252	CB-SO		North Highline
0123039257	CB-SO		North Highline
0123039271	CB-SO		North Highline
0123039389	CB-SO		North Highline
0123039415	R-24		North Highline
0123039521	CB-SO		North Highline
0623049006	CB-SO		North Highline
0623049034	R-24		North Highline
0623049035	R-24		North Highline
0623049044	CB-SO		North Highline
0623049056	R-24		North Highline
0623049057	R-24		North Highline
0623049115	R-24		North Highline
0623049143	CB-SO		North Highline
0623049163	CB-SO		North Highline
0623049172	CB-SO		North Highline
0623049173	CB-SO		North Highline
0623049183	CB-SO		North Highline
0623049191	CB-SO		North Highline
0623049208	CB-SO		North Highline
0623049209	CB-SO		North Highline
0623049226	CB-SO		North Highline
0623049233	R-24		North Highline
0623049264	R-24		North Highline
0623049266	R-24		North Highline
0623049275	R-24		North Highline
0623049277	R-24		North Highline
0623049281	R-24		North Highline
0623049282	R-24		North Highline
0623049283	R-24		North Highline
0623049285	CB-SO		North Highline
0623049290	R-24		North Highline
0623049292	R-24		North Highline
0623049293	CB-SO		North Highline
0623049379	CB-SO		North Highline
0623049412	CB-SO		North Highline

Parcel	Current Zoning	Potential Zoning	Area
0623049413	CB-SO		North Highline
1591000005	R-24		North Highline
1591000010	R-24		North Highline
1591000015	R-24		North Highline
1591000020	R-24		North Highline
1591000025	R-24		North Highline
1591000030	R-24		North Highline
1591000035	R-24		North Highline
1591000040	R-24		North Highline
1591000045	R-24		North Highline
1591000050	R-24		North Highline
1591000055	R-24		North Highline
1591000060	R-24		North Highline
1591000065	R-24		North Highline
1591000070	R-24		North Highline
1591000075	R-24		North Highline
1591000080	R-24		North Highline
1591000085	R-24		North Highline
1591000090	R-24		North Highline
1591000095	R-24		North Highline
1591000100	R-24		North Highline
2195100005	CB-SO		North Highline
2195100025	CB-SO		North Highline
2195100040	CB-SO		North Highline
2195100060	CB-SO		North Highline
2195100090	CB-SO		North Highline
2195100105	R-24		North Highline
2195100115	R-24		North Highline
2195100125	R-24		North Highline
2195100135	R-24		North Highline
2195100145	R-24		North Highline
2195100155	R-24		North Highline
2195100165	R-24		North Highline
2195100180	R-24		North Highline
2195100185	R-24		North Highline
2195100195	R-24		North Highline
2195100205	CB-SO		North Highline
2195100215	R-24		North Highline
3004800165	R-24		North Highline
3004800175	R-24		North Highline

Parcel	Current Zoning	Potential Zoning	Area
3004800176	R-24		North Highline
3004800185	R-24		North Highline
3004800215	R-24		North Highline
3004800225	R-24		North Highline
3004800234	R-24		North Highline
3004800235	R-24		North Highline
3004800295	R-24		North Highline
3004800298	R-24		North Highline
3004800300	R-24		North Highline
3004800310	R-24		North Highline
3004800320	R-6		North Highline
3004800326	R-6		North Highline
3004800335	R-24		North Highline
3004800340	R-24		North Highline
3004800345	R-24		North Highline
3004800355	R-6	R-12	North Highline
3004800365	R-6	R-12	North Highline
3004800375	CB-SO		North Highline
3004800380	CB-SO		North Highline
3004800385	CB-SO		North Highline
3004800390	CB-SO		North Highline
3004800392	CB-SO		North Highline
3004800395	CB-SO		North Highline
3004800410	CB-SO		North Highline
3004800415	CB-SO		North Highline
3004800425	CB-SO		North Highline
3004800430	CB-SO		North Highline
3004800440	CB-SO		North Highline
3004800445	CB-SO		North Highline
3004800455	CB-SO		North Highline
3004800460	CB-SO		North Highline
3004800465	CB-SO		North Highline
3004800480	R-24		North Highline
3004800490	R-24		North Highline
3004800500	R-24		North Highline
3004800505	CB-SO		North Highline
3107400005	CB-SO		North Highline
3107400008	CB-SO		North Highline
3107400035	CB-SO		North Highline
3107400040	CB-SO		North Highline

Parcel	Current Zoning	Potential Zoning	Area
3107400050	R-24		North Highline
3107400060	CB-SO		North Highline
3107400095	CB-SO		North Highline
3107400110	CB-SO		North Highline
3107400135	CB-SO		North Highline
3107400145	CB-SO		North Highline
3107400165	CB-SO		North Highline
3203800005	CB-SO		North Highline
3203800035	CB-SO		North Highline
3203800105	CB-SO		North Highline
3203800120	CB-SO		North Highline
3203800130	CB-SO		North Highline
3203800135	CB-SO		North Highline
3203800140	CB-SO		North Highline
3203800145	CB-SO		North Highline
3203800155	CB-SO		North Highline
3203800165	CB-SO		North Highline
3203800170	CB-SO		North Highline
3203800175	CB-SO		North Highline
3203800178	CB-SO		North Highline
3203800180	CB-SO		North Highline
3203800181	CB-SO		North Highline
3203800195	CB-SO		North Highline
3203800210	CB-SO		North Highline
3203800215	CB-SO		North Highline
3203800225	CB-SO		North Highline
3451000004	CB-SO		North Highline
3451000010	CB-SO		North Highline
3451000015	CB-SO		North Highline
3451000020	CB-SO		North Highline
3451000035	CB-SO		North Highline
3451000038	CB-SO		North Highline
3451000039	CB-SO		North Highline
3451000041	CB-SO		North Highline
3451000042	CB-SO		North Highline
3451000043	CB-SO		North Highline
3451000044	CB-SO		North Highline
3451000045	CB-SO		North Highline
3451000050	R-48, R-24		North Highline
3451000085	CB-SO		North Highline

Parcel	Current Zoning	Potential Zoning	Area
3451000087	CB-SO		North Highline
3451000088	CB-SO		North Highline
3451000099	CB-SO		North Highline
3451000105	CB-SO		North Highline
3451000106	CB-SO		North Highline
3451000120	CB-SO		North Highline
3451000125	CB-SO		North Highline
3451000130	CB-SO		North Highline
3451000143	CB-SO		North Highline
3451000147	CB-SO		North Highline
3451000149	CB-SO		North Highline
3451000165	R-6	R-24	North Highline
3451000172	R-6	R-24	North Highline
3451000174	R-24		North Highline
3451000175	R-24		North Highline
3451000180	R-6	R-24	North Highline
3451000181	R-6	R-24	North Highline
3451000182	R-24		North Highline
3451000191	R-6	R-24	North Highline
3451000192	R-6	R-24	North Highline
3451000200	CB-SO		North Highline
3451000205	CB-SO		North Highline
3451000206	CB-SO		North Highline
3451000207	CB-SO		North Highline
3451000209	CB-SO		North Highline
3451000210	CB-SO		North Highline
3451000220	CB-SO		North Highline
3451000228	CB-SO		North Highline
6303400180	R-24		North Highline
6303400190	R-24		North Highline
6303400195	R-24		North Highline
6303400200	R-24		North Highline
6303400205	R-24		North Highline
6303400210	R-24		North Highline
6303400215	R-24		North Highline
6303400235	R-24		North Highline
6303400240	R-24		North Highline
6303400245	R-24		North Highline
6303400250	CB-SO		North Highline
6303400260	CB-SO		North Highline

Parcel	Current Zoning	Potential Zoning	Area
6303400265	CB-SO		North Highline
6303400270	CB-SO		North Highline
6303400275	CB-SO		North Highline
6303400276	CB-SO		North Highline
6303400280	R-24		North Highline
6303400285	R-24		North Highline
6303400290	R-24		North Highline
6303400295	R-24		North Highline
6303400300	R-24		North Highline
6303400303	R-24		North Highline
6303400305	R-24		North Highline
6303400316	CB-SO		North Highline
6303400325	CB-SO		North Highline
6303400330	CB-SO		North Highline
6303400335	CB-SO		North Highline
6303400340	CB-SO		North Highline
6303400385	R-24		North Highline
6303400390	R-24		North Highline
6303400395	R-24		North Highline
6303400400	R-24		North Highline
6303400405	R-24		North Highline
6303400410	R-24		North Highline
6303400415	R-24		North Highline
7211400485	R-6		North Highline
7211400490	R-6		North Highline
7211400505	R-6		North Highline
7211400506	R-6		North Highline
7211400507	R-6		North Highline
7211400680	R-6		North Highline
7211400685	R-6		North Highline
7211400708	R-6		North Highline
7211400709	R-6		North Highline
7211400710	R-6		North Highline
7211400711	R-6		North Highline
7211400725	R-6	R-12	North Highline
7211400735	R-6	R-12	North Highline
7211400745	R-6	R-12	North Highline
7211400760	R-6	R-12	North Highline
7211400845	R-24		North Highline
7211400850	R-24		North Highline

Parcel	Current Zoning	Potential Zoning	Area
7211400863	R-24		North Highline
7211400864	R-24		North Highline
7211400865	R-24		North Highline
7211400866	R-24		North Highline
7211400867	R-24		North Highline
7211400868	R-24		North Highline
7211400895	R-24		North Highline
7211400905	R-24		North Highline
7211400914	R-24		North Highline
7211400915	R-24		North Highline
7211400916	R-24		North Highline
7211400917	R-24		North Highline
7211400935	R-24		North Highline
7211400945	R-24		North Highline
7211400960	R-24		North Highline
7211400965	R-24		North Highline
7211400990	R-24		North Highline
7211400995	R-24		North Highline
7211400996	R-24		North Highline
7211401005	R-24		North Highline
7211401015	R-24		North Highline
7211401030	R-24		North Highline
7211401045	R-24		North Highline
7211401047	R-24		North Highline
7211401048	R-24		North Highline
7211401065	R-24		North Highline
7211401085	CB-SO		North Highline
7211401105	CB-SO		North Highline
7211401140	CB-SO		North Highline
7211401145	CB-SO		North Highline
7211401160	CB-SO		North Highline
7211401175	CB-SO		North Highline
7211401205	R-24		North Highline
7211401225	R-24		North Highline
7211401245	R-24		North Highline
7211401255	R-24		North Highline
7211401264	R-24		North Highline
7211401265	R-24		North Highline
7211401270	R-24		North Highline
7211401275	R-24		North Highline

Parcel	Current Zoning	Potential Zoning	Area
7211401280	R-24		North Highline
7211401285	R-24		North Highline
7211401294	R-24		North Highline
7211401295	R-24		North Highline
7211401305	R-24		North Highline
7211401306	R-24		North Highline
7211401310	R-24		North Highline
7211401345	CB-SO		North Highline
7211401355	CB-SO		North Highline
7211401375	CB-SO		North Highline
7211401395	CB-SO		North Highline
7211401404	CB-SO		North Highline
7211401405	CB-SO		North Highline
7211401565	R-24		North Highline
7211401580	R-24		North Highline
7211401590	R-24		North Highline
7211401591	R-24		North Highline
7211401600	R-24		North Highline
7211401610	R-24		North Highline
7211401611	R-24		North Highline
7211401620	R-24		North Highline
7211401625	R-24		North Highline
7211401635	R-24		North Highline
7211401645	R-24		North Highline
7211401655	R-24		North Highline
7211401665	R-24		North Highline
7211401675	R-24		North Highline
7211500000	R-24		North Highline
7452200000	R-24		North Highline
7973202635	CB-SO		North Highline
7973202645	CB-SO		North Highline
7973202646	CB-SO		North Highline
7973202650	CB-SO		North Highline
7973202655	CB-SO		North Highline
7973202660	CB-SO		North Highline
7973202665	CB-SO		North Highline
7973202685	CB-SO		North Highline
7973202686	CB-SO		North Highline
7973202690	CB-SO		North Highline
7973202695	CB-SO		North Highline

Parcel	Current Zoning	Potential Zoning	Area
7973202700	CB-SO		North Highline
7973202705	CB-SO		North Highline
7973202710	CB-SO		North Highline
7973202712	CB-SO		North Highline
7973202715	CB-SO		North Highline
7973202720	CB-SO		North Highline
7973202725	CB-SO		North Highline
7973202730	CB-SO		North Highline
7973202800	CB-SO		North Highline
7973202820	CB-SO		North Highline
7973202830	CB-SO		North Highline
7973202835	CB-SO		North Highline
7973202845	CB-SO		North Highline
7973202870	CB-SO		North Highline
8801700010	CB-SO		North Highline
8801700020	CB-SO		North Highline

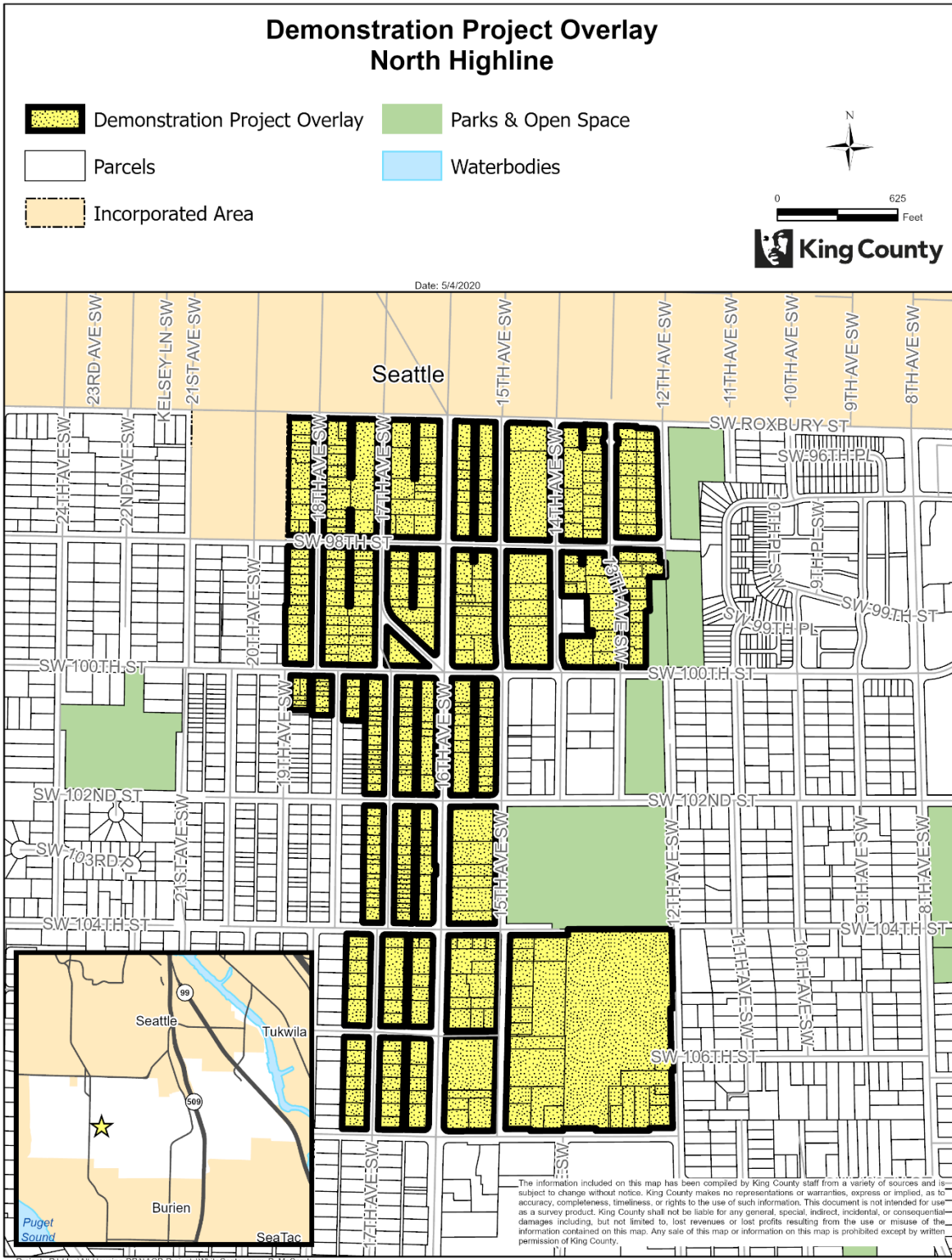
22

23

24 Effect: Amends the zoning atlas to apply the Alternative Housing Demonstration Project

25 Overlay to 354 parcels in North Highline.

26



27
28

1

2 **Map Amendment # 2- Alternative Housing Demonstration Project Overlay**

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6 **Vashon Rural Town**

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10 **AMENDMENT TO THE KING COUNTY ZONING ATLAS**

11

12 Amend Section 31, Township 23, Range 3, as follows:

13

14 **ZONING**

15

16 Apply the Demonstration Project Overlay (-DPA) established in Ordinance XXXXX
17 (Proposed Ordinance 2020-0032), Section 2, to the following parcels. Make no other
18 changes to the land use designation or zoning.

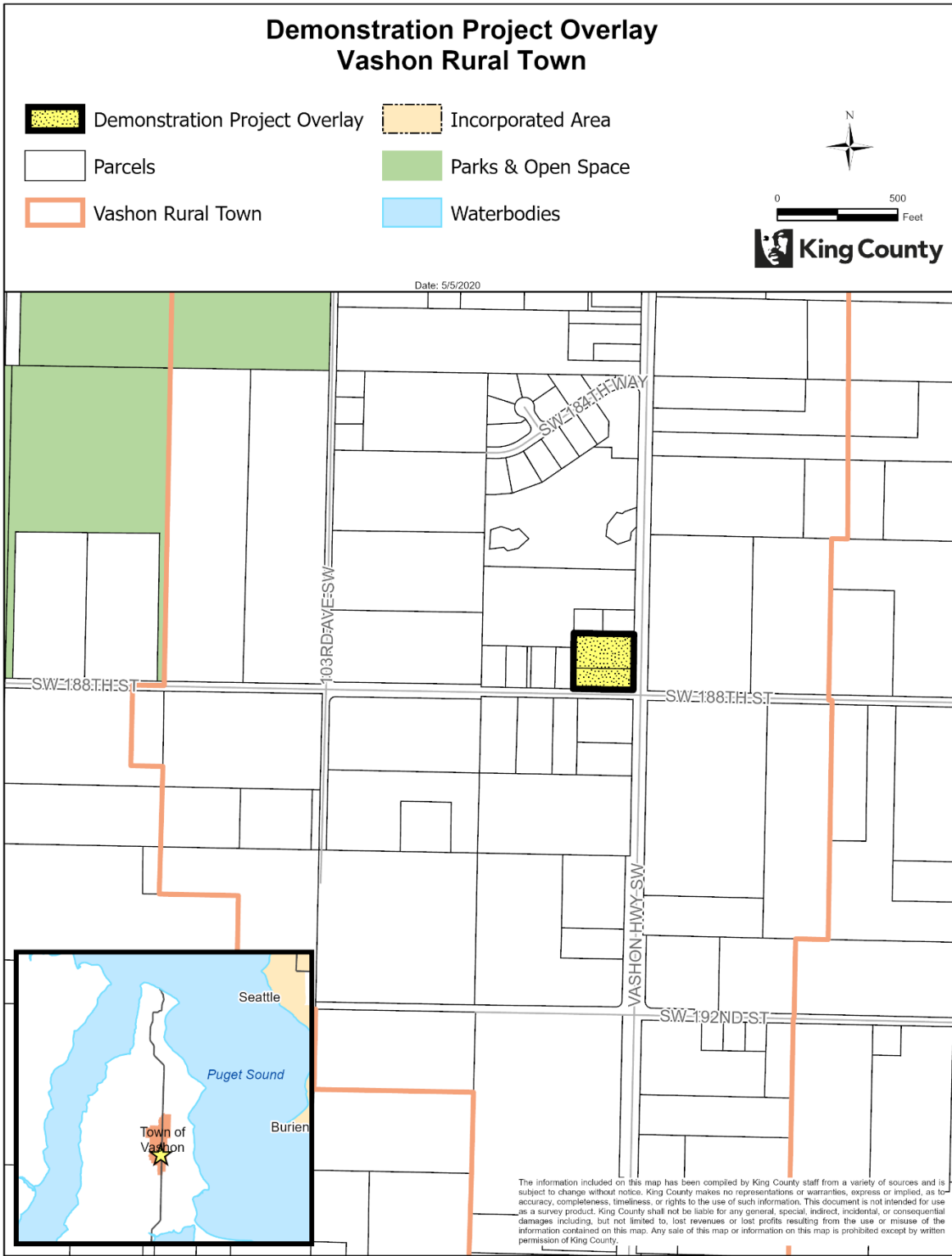
19

Parcel	Current Zoning	Potential Zoning	Area
3123039138	R-8-P	R-12	Vashon Town
3123039108	R-8-P	R-12	Vashon Town

20

21

22 Effect: Amends the zoning atlas to apply the Alternative Housing Demonstration Project
23 Overlay to 2 parcels in the Vashon Rural Town.



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