

Implementation

The comprehensive plan guides land use over the long term by applying specific land use designations throughout the unincorporated portion of King County and by providing guidelines for implementing regulations used to evaluate specific development proposals. To ensure that these implementing regulations are effective and warrant a high degree of public trust and confidence, the regulations must be equitable, reasonable and responsibly administered.

I-101

King County's regulation of land use should:

- a. Protect public health, safety and general welfare, and property rights;**
- b. Protect consumers from fraudulent practices in land use, land sales and development;**
- c. Implement and be consistent with the comprehensive plan and other adopted land use goals, policies and plans;**
- d. Be expeditious, predictable, clear, straightforward and internally consistent;**
- e. Provide clear direction for resolution of regulatory conflict;**
- f. Be enforceable, efficiently administered and provide appropriate incentives and penalties;**
- g. Be consistently and effectively enforced;**
- h. Create public and private benefits worth their cost;**
- i. Be coordinated with timely provision of necessary public facilities and services;**
- j. Encourage creativity and diversity in meeting county goals and policies;**
- k. Be coordinated with cities, special purpose districts and other public agencies to promote compatible development standards throughout King County;**
- l. Be responsive, understandable and accessible to the public;**
- m. Provide effective public notice and reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions;**
- n. Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association and economic competition, except when essential to protect public health, safety and welfare (and then the restriction should be no broader than necessary);**
- o. Treat all members of the public equally regardless of race, culture or class and base regulatory decisions wholly on the applicable criteria and code requirements;**
- p. Make development requirements readily accessible to the public through up-to-date codes, technical assistance materials and other relevant documents; and**

- q. Provide for relief from existing regulations when they would deprive a property of uses allowed to similar properties with the same zoning or environmental or other constraints, and when such relief would neither endanger public health and safety nor conflict with adopted use policies. This policy is not intended for relief from rules governing the subdividing of land.**

I. Land Use Designations and Zoning Classifications/Code

The application of zoning classifications on specific properties is the first step towards implementing the land use designations of the comprehensive plan. Boundaries between different zone classifications may follow property lines, natural features or other dividing lines such as roads. A land use designation is implemented by one or more specific zone classification, as indicated on the table below:

Comprehensive Plan Land Uses	Zoning*
Unincorporated Activity Center : White Center	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center	NB, CB, O
Neighborhood Business Center	NB, O
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the comprehensive plan was adopted
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High	R-18, R-24, R-48
Urban Residential, Medium	R-4, R-6, R-8, R-12
Urban Residential, Low	R-1
Rural City Urban Growth Area	UR The following two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994: I, RB
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood Commercial Center	NB, RA-5
Rural Area	RA-2.5, RA-5, RA-10, RA-20
Industrial	I
Forestry	F, M
Agriculture	A
Mining	M
Greenbelt/Urban Separator	R-1
King County Open Space System	All zones
Other Parks/Wilderness	All zones

* This is the range of zoning that may be allowed within each comprehensive plan land use designations subject to comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.

Zoning Designations

A	Agricultural (10 or 35 acre minimum lot area)
F	Forest (80 acre minimum lot area)
M	Mineral
RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)
UR	Urban Reserve
R	Urban Residential (base density in dwelling units per acre)
NB	Neighborhood Business
CB	Community Business
RB	Regional Business
O	Office
I	Industrial

The Zoning Code (Title 21A) establishes precise rules for each zoning classification such as permitted residential densities and activities or allowed commercial and industrial development activities, and striving for separation between incompatible uses. This code includes standards relative to bulk (i.e. lot size and coverage, building heights and setbacks, landscape standards).

I-102 The King County Zoning Code’s zone classifications and development standards and the official zoning maps shall be consistent with the comprehensive plan and functional plans.

II. Other Implementing King County Codes

In addition to the Zoning Code, King County regulates land development and construction based on the comprehensive plan through a variety of technical code standards resulting in permits and approvals for specific projects.

In terms of land use regulation, the most important of these other implementing codes are Land Segregation (K.C.C. Title 19A) and Shoreline Management (K.C.C. Title 25). The Land Segregation code regulates division of a parcel of land into smaller lots for transfer of ownership. The Shoreline Management code regulates the issuance of substantial development permits for lands abutting waters governed by the Washington State Shoreline Management Act.

Other development approvals include commercial or industrial construction permits. Review of land segregation, substantial development permits and other development proposals are key parts of the development process for making sure facilities and services to support potential development are adequate and for evaluating environmental impacts.

- I-201 When needed infrastructure and facilities are not available in a timely manner, development approvals shall either be denied or divided into phases, or the project proponents should provide the needed facilities and infrastructure to address impacts directly attributable to their project, or as may be provided by the proponent on a voluntary basis.**

- I-202 King County’s permitting systems should provide for expeditious review of projects consistent with zoning and adopted policies.**

- I-203 Subdivision, short subdivision and other development approvals, including those requiring detailed environmental review under the State Environmental Policy Act (SEPA) shall be reviewed for consistency with the comprehensive plan, zoning, community, subarea plans, functional plans and capital improvement programs.**

I-204 King County shall enforce its land use and environmental regulations by pursuing code enforcement complaints, and providing oversight during the process of site development on all sites for which it issues permits.

I-205 King County shall develop, as a part of the buildable lands analysis, a zoning yield and housing production monitoring program to determine whether housing capacity is being lost in the context of compliance with the Endangered Species Act, and shall propose revisions to the countywide planning policies to implement such a program.

III. Incentives

To ensure that the vision, goals, objectives, and policies of this plan become a reality, it will require adjusting policy and budget priorities by King County government. It will also require individuals to reconsider their daily decisions and choices relating to the management or development of their lands, as well as the decisions and choices of large scale public/private partnerships during the development of major projects will be critical factors contributing to the effective implementation of this plan. Incentives, like the TDC Program, must encourage the types of growth and development patterns desired by King County and its residents.

- I-301 King County should develop incentives for the Urban Growth Area which encourage the development industry to provide a broad range of housing and business space. Incentives could include:**
- a. Identification of geographic areas with infill opportunities, granting them budget priority status and subjecting new development in these areas to more flexible standards;**
 - b. Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);**
 - c. Incentives which lower financial development risk;**
 - d. Joint development opportunities at county-owned or operated facilities, utilization of air rights on county-owned or operated facilities, and the establishment of transit-supportive design guidelines; and**
 - e. County capital improvement funding for public urban amenities including transportation, parks, open space, cultural and other facilities for cities participating in the King County Transfer of Development Rights Program.**