

**2024 KING COUNTY COMPREHENSIVE PLAN
SUMMARY OF KEY CHANGES IN STRIKING AMENDMENT S1**

This summary covers, at a high level, key areas of substantive change in the Local Services and Land Use Committee Chair's striking amendment. It does not detail all substantive policy changes. Refer to the effect statement for a description of all substantive changes proposed in the Chair's striking amendment.

For each key change, there is a brief summary of the existing code/policies, the Executive's proposal, and the striking amendment changes. The summary of existing and Executive-proposed language is not exhaustive; it only references these insofar as they relate to changes in the striking amendment. See the Executive's I-207 Analysis, dated December 2023, for a full accounting of the Executive's proposed changes.

GENERAL HOUSING			
Existing Code/Policy	Executive Proposal	Striking Amendment S1	
Policy direction supporting County-owned surplus property for development of affordable housing by housing developers and agencies.	Adds a policy on promoting equitable outcomes by supporting equitable access to resources such as through surplus properties.	Adds policy direction to also prioritize crisis care centers, and community development that County-owned surplus property be prioritized.	
The County completed an anti-displacement report in 2021 and supports an equitable development initiative.	Adds policy direction for a community preference program and preserving mobile home communities and affordable housing to prevent displacement, and for the County to take actions to prevent and mitigate displacement in at-risk communities.	Adds policy direction calling on the County to find opportunities to fund anti-displacement tools and programs, to implement measures prior to or concurrent with development	
Policy direction calling for the County to work with partners to mitigate and prevent displacement.	No changes.	Strengthens policy direction that permit review for affordable housing be prioritized.	
The County should prioritize affordable housing projects in permit review	No changes.		
MIDDLE HOUSING			
Existing	Executive Proposal	Striking Amendment S1	
Middle housing types include townhouses, apartments, mobile home parks, and cottage housing.	Adds duplex, triplex, and fourplex uses, and establishes development standards such as parking, onsite recreation, and building modulation for these uses. Townhouses and apartments would be raised to 5 or more units.	Creates a new use for houseplex (between 3 and 9 units), removes triplexes and fourplexes, and townhouses and apartments would be raised to developments with 10 or more units.	
Townhouses require a conditional use permit (CUP) if exceeding the base density or more than 1 house is on a single lot.	No changes.	Removes CUP requirement to locate more than one dwelling unit on an individual lot.	
In the R-1, apartments are allowed when 50% of the site is unbuildable and the development does not exceed 18 du/acre net buildable area.	Adds duplexes, triplexes, fourplexes, and permanent supportive housing along with apartments.	Duplexes, houseplexes, and townhouses would be allowed in the R-1 subject to the base density. Apartments (5+ units) would not be allowed in the R-1 zones. Removes net buildable area standard.	

<p>In the R-4 through R-8, apartments are allowed in the R-4 through R-8 if developed at less than 18 du/acre net buildable area or a conditional use permit is obtained when the development exceeds base density.</p>	<p>Duplexes, triplexes, fourplexes and permanent supportive housing is allowed when less than 18 du/acre net buildable area.</p> <p>Removes an allowance for apartments in the R-4 through R-8 zone to exceed the base density with a CUP.</p>	<p>Duplexes, houseplexes, and townhouses in the R-4 through R-48 zones, subject to the base density.</p> <p>Removes requirement for duplexes, houseplexes, apartments, and permanent supportive housing to comply with net buildable area requirements.</p> <p>No changes from Executive's transmittal.</p>
<p>Duplexes are considered townhouses or apartments and subject to the base density and/or net buildable area density standards for those uses.</p>	<p>Allows duplexes on lots 4,500 sf or greater in the R-4 through R-8 zones with TDR purchase.</p>	<p>No changes from Executive's transmittal.</p>
<p>A conditional use permit is required for townhouses when base density is exceeded or when more than one unit is on a lot and not part of a land division.</p>	<p>Permits townhouses outright in the R-1 through R-8 zones.</p>	<p>No changes from Executive's transmittal.</p>
<p>Cottage housing is allowed in the R-4 through R-8 zones.</p>	<p>No changes.</p>	<p>Allows cottage housing in the R-12 through R-48 zones.</p>
<p>n/a</p>	<p>Provides a density bonus for duplexes, triplexes, fourplexes, and townhouses with 9 or fewer units and within 1/2 mile of frequent transit.</p>	<p>Provides a density bonus for duplexes, houseplexes, townhouses, and apartments with 9 or fewer units and within 1/2 mile of frequent transit.</p>
<p>n/a</p>	<p>n/a</p>	<p>Adds a policy supporting lot splitting.</p>
<p>Mobile home parks are not allowed in the R-1, are a conditional use in the R-4 through R-8 zones, and limited to 6 du/acre in the R-4 and R-6.</p>	<p>No changes.</p>	<p>Allows manufactured home communities as a permitted use in the R-4 through R-8 zones. Would change the residential density from 6 to 12 units per acre in these zones.</p>
<p>Dormitories are a conditional use in the RA, UR, and R-1 through R-8 and must be associated with a school, college, university or church.</p>	<p>No changes.</p>	<p>Allows congregate housing (replaces "dormitory" use, for which the definition is also repealed) in the R-1 as a CUP with development conditions, in the R-12 through R-48 zones as a permitted use, and in the NB, CB, RB, and O zones as a permitted use with development conditions requiring mixed use.</p>
<p>One method to increase height for structures up to 75 feet is to provide one additional foot of setback for each foot above the base height.</p>	<p>No changes.</p>	<p>Adds design standards for congregate housing requiring shared kitchen and sanitation facilities and communal areas.</p> <p>Removes the standard for residential structures.</p>

ACCESSORY DWELLING UNITS (ADUs)		
Existing	Executive Proposal	Striking Amendment S1
One ADU allowed per lot.	In the urban area, allows for two ADUs per primary dwelling unit.	Changes the ADU allowance to two ADUs per lot, not per primary unit, in the urban area. This matches the Executive's intent.
Detached ADUs cannot exceed the base height for the zone.	Removes the base height restriction, allowing detached ADUs to reach a maximum height of 75 feet in some zones.	Maintains existing code language restricting the height for detached ADUs to the base height.
n/a	Requires attached ADUs to have a "continuous roofline that appears to be one single building," in addition to other standards regarding breezeways connecting the attached ADU to the primary unit.	Removes the requirement.
n/a	Adds a regulation that a rural lot with an existing ADU is subdivided, the ADU would be required to be considered the primary unit on the new lot, and no further ADUs could be constructed. This would not apply if the ADUs are built after subdivision.	Removes Executive proposal, and corresponding language in the KCCP.
INCLUSIONARY HOUSING		
Existing	Executive Proposal	Striking Amendment S1
The inclusionary housing program is mandatory in the White Center and the Skyway unincorporated activity centers and is voluntary in other parts of North Highline and Skyway-West Hill. Inclusionary housing does not apply to other parts of the County.	Repeals the residential density incentive program. The existing voluntary inclusionary housing provisions would be expanded to all of urban unincorporated King County and rural towns served by sewer. Community preference and affirmative marketing requirements would only apply to Skyway-West Hill and North Highline. A Work Plan action would evaluate whether mandatory inclusionary housing and community preference requirements should apply to all of unincorporated King County.	Repeals the mandatory inclusionary housing requirements, removes the voluntary inclusionary housing requirements, and inserts placeholders to determine affordability requirements, such as occupancy type, AML, minimum percent of affordable units, and maximum density.
EMERGENCY HOUSING		
Existing	Executive Proposal	Striking Amendment S1
Policies support reducing homelessness through partnerships, construction of affordable housing, decriminalizing homelessness, reducing barriers to housing	Adds policy direction for meeting the housing needs of specific populations,	Adds policy direction to prioritize housing for permanent supportive housing and housing at or below 30 percent of area median income. Other AML levels are specified where they are required to

choice		be consistent with other requirements). Planning Policies or funding requirements).
In the RA, UR, and R-4 through R-48 zones, "doctor's office/outpatient" is permitted as a reuse of a public school facility and a conditional use when reuse of a surplus nonresidential facility. Permitted in the NB, CB, RB, O.	No changes.	Allows doctor's office/outpatient use as a permitted use in the R-12 to R-48 zones. Allows doctor's office/outpatient use as a permitted use with a reuse of a public building in the RA and UR zones.
Allows "hospital" use in a surplus nonresidential building with a conditional use permit in the R-1 through R-48 and O zone. Permitted in the CB and RB zone.	No changes.	Allows this use as a permitted use in the R-12 to R-48 zone with development conditions limited to SIC Industries 8063-Psychiatric Hospitals and 8069-Specialty Hospitals, Except Psychiatric.
Social services are a conditional use in the RA, UR, and R (R-1 through R-48) zones.	No changes.	Allows "social services" in the R-12 through R-48 as a permitted use.
n/a	n/a	Creates "crisis care center use" and allows as follows: <ul style="list-style-type: none"> • in the RA zone as a permitted use when reusing a public school building or surplus nonresidential building, or with a CUP on a site at least 4.5 acres and within 1 mile of an interstate. • in the R-1 through R-8 zones, as a permitted use when reusing a public school building or surplus nonresidential building, or as a CUP. • As a permitted use in the R-12 through R-48 zones, NB, CB, RB, O zones. • As a permitted use in the I zone, limited to the Preston Industrial center.
"Nursing and personal care services" are a conditional use in the R-12 through R-48 and a permitted use in the CB and RB zones.	No changes.	Allows "nursing and personal care services:" <ul style="list-style-type: none"> • In the R-4 through R-8 zones, as a permitted use when reusing a public school building or surplus nonresidential building, or with a CUP. • As a permitted use in the R-12 through R-48, NB, and O zones.
State law requires the County to permit "adult family homes" where residential uses are allowed.	n/a	"Adult family home" is added as an allowed use where residential uses are permitted and with the same permissions.
n/a	Adds "interim housing" as a use and allows in the R-12 through R-48, CB, RB, and O zones subject to use-specific conditions.	Removes "interim housing" use and conditions.

n/a	Adds "permanent supportive housing" as a use; prohibits in the R-1 zone; allows in the R-4 to R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allows in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Allows "permanent supportive housing" as a permitted use in the NB zone, and in Rural Towns. Removes landscaping and design requirements exemptions.
n/a	Adds "recuperative housing" as a use; prohibits in the R-1 zone; allows in the R-4 to R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allows in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Allows "recuperative housing" as a permitted use in the NB zone, and in Rural Towns. Removes landscaping and design requirements exemption.
n/a	Adds "emergency supportive housing" as a use and allows in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Allows "emergency supportive housing" as a permitted use in the NB zone, and in Rural Towns. Allows this use in the R-4 through R-8 zones with a CUP and with development conditions. Removes landscaping and design requirements exemption.
n/a	Adds "microshelter village" as a use; prohibits in the R-1 zone; allows in the R-4 to R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allows in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Allows "microshelter villages" as a permitted use in the NB zone, and in Rural Towns.
n/a	Adds "safe parking" as a use; prohibits in the R-1 zone; allows in the R-4 to R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allows in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Allows "safe parking" as a permitted use in the NB zone, and in Rural Towns.
Social service uses include residential care uses. In the RA, UR, and R zones, permitted use as reuse of a public school or surplus nonresidential building and a conditional	No changes.	Allows "other residential care" (which under existing code is under "social services) as a CUP in the R-4 through R-8 zones, and as a permitted use in the R-12 through R-48, NB, CB, RB, and O zones.

use in all other buildings. It is a permitted use in the NB, CB, RB, and O zones.

COMMERCIAL USES IN URBAN RESIDENTIAL ZONES

Restaurants/Gyms/Personal Services

Existing	Executive Proposal	Striking Amendment S1
<p>Sports clubs (such as gyms) require a CUP to locate in the R and UR zones, with limitations on size and scale, and are only allowed when serving a specific residential development or providing supervised programs.</p>	<p>No changes.</p>	<p>Would allow "sports clubs" as a permitted use in the UR and R zones if less than 2,500 square feet, with development conditions limiting the size, noise, parking, and hours of operation. Allow up to 10,000 square feet with a conditional use permit.</p>
<p>General personal services are allowed as a permitted use in the R-4 through R-48 zones with a 5,000 square foot maximum. They must be at the intersection of two public streets and more than a quarter mile from other commercial establishments.</p>	<p>No changes.</p>	<p>Would allow "general personal services" as a permitted use in the R-4 through R-48 zones with development conditions limiting the size, noise, parking and hours of operation. Existing locational criteria would be removed.</p>
<p>Retail establishments and eating places are allowed as a conditional use in the in the R-4 through R-8 zones, and a permitted use in the R-12 through R-48 zones, with a size limit of 5,000 square feet in all cases, and a requirement of a community meeting in the R-12 through R-48 zones.</p>	<p>No changes.</p>	<p>Allows "department and variety stores," "food stores," "eating and drinking places," "drug stores," "book, stationery, video, and art supply stores," and "florist shops," as a permitted Use in the R-4 through R-8 zones with a 1,000 square foot maximum and development conditions limiting drive-throughs, noise, parking and hours of operation. Would allow these uses, with a CUP, to raise the size from 1,000 square feet to 2,500 square feet. Allows these uses in the R-12 through R-48 zones as a permitted use, with similar conditions and a maximum size of 5,000 square feet.</p>
<p>They must be at the intersection of two public streets and more than a quarter mile from other commercial establishments.</p>		<p>Existing locational criteria would be removed.</p>
<p>Daycares</p>		
<p>Existing</p> <p>Two levels of daycares in code:</p> <ul style="list-style-type: none"> Daycare I (12 or fewer children); and Daycare II (more than 12 children) <p>For Daycare I:</p> <ul style="list-style-type: none"> Only permitted in the R-1 through R-8 zones when accessory to a residence. Permitted without conditions for R-12 through R-48. 	<p>Executive Proposal</p> <p>No changes.</p>	<p>Striking Amendment S1</p> <p>Would remove all development conditions above for Daycare I and II in the A, RA, UR, R zones. Requires a conditional use permit for daycares caring for more than 36 individuals in the RA, UR, and R zones.</p>