Proposed Ordinance Relating to Shorelines Code Amendments
“Plain Language” Summary

This summary fulfills the state Growth Management Act and King County Ordinance 13147 requirement for a “plain language summary.”

Background
King County Zoning Regulations include the shoreline management regulations and govern the development and use of land and the construction of buildings in shoreline jurisdiction in unincorporated King County. These regulations fall into the permitting and zoning category.

Permitting and Zoning. King County Code establishes standards for shoreline uses that are allowed within each of the different zoning categories and under what conditions. The Code also establishes standards for how development should occur in areas under shoreline jurisdiction (within 200’ on either side of a water body), including minimum parking requirements, setbacks from buffers and adjacent properties, landscaping, and other aspects of development that have an impact on the surrounding community. The current zoning code was originally adopted in 1993. The shorelines code is found in Title 21A. Permitting is generally governed by K.C.C. Chapter 20.20.

Proposed Ordinance
The proposed ordinance modifies King County development regulations in the following general ways. A table describing the changes in more detail follows this summary.

Shoreline and related regulations:

- Title 20
  - Spells out what the Shoreline Master Program is and where is can be found.
  - Deletes the list of provisions identified as the SMP in favor of inclusive language that identified the SMP in general terms.
- Title 21A
  - Amends and clarifies definitions
  - Identifies farm pads as a permitted alteration in a severe channel migration zone
  - Identifies the building setback lines
  - Allows recording on title for CADs
  - Updates wetlands categories
  - Clarifies critical area designations
  - Clarifies areas of shoreline jurisdiction
  - Updates the Shoreline Uses table and accompanying development conditions
  - Clarifies development conditions regarding existing flood control facilities and docks
  - Clarifies applicants must comply with other zoning regulations in addition to the shoreline regulations
  - Cleans up code references