

9-27-04

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	R-12, R-18, R-24, R-48, RB (not allowed in White Center), NB, CB, O, I
Community Business Center	NB, CB, O, R-12, R-18, R-24, R-48
Neighborhood Business Center	NB, O, R-12, R-18, R-24, R-48
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 I, RB - These two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994.
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	NB
Rural Residential	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 Owned Open Space/Recreation	All zones
Other Parks/Wilderness	All zones
<p>* This is the range of zoning that may be allowed within each comprehensive plan land use designations based on 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.</p> <p>Zoning Designations</p> <p>A Agricultural (10 or 35 acre minimum lot area)</p> <p>F Forest (80 acre minimum lot area)</p> <p>M Mineral</p> <p>RA Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)</p> <p>UR Urban Reserve</p> <p>R Urban Residential (base density in dwelling units per acre)</p> <p>NB Neighborhood Business</p> <p>CB Community Business</p> <p>RB Regional Business</p> <p>O Office</p> <p>I Industrial</p>	