



Legislation Text

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Clerk 08/28/2025

AN ORDINANCE related to doctors office/outpatient clinic uses; and amending Ordinance 19881, Section 162, as amended, and K.C.C. 21A.08.045 and Ordinance 16267, Section 30, as amended, and K.C.C. 21A.12.250.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 19881, Section 162, as amended, and K.C.C. 21A.08.045 are hereby amended

to read as follows:

A. Health care services and residential care services land uses.

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 - R-8	R-12 - R-48	NB	CB	RB	O	I
	HEALTH CARE SERVICES				(1)									
801-04	Doctor's Office/Outpatient Clinic				C2	P2 C		P3 P4 C5 C6 C7	P4 P5 C6	P	P	P	P	P
806	Hospital							C2	P8 C2		P	P	C	
807	Medical/Dental Lab										P	P	P	P
808-09	Miscellaneous Health										P	P	P	
*	Social Services				P2 C	P2 C	P2 C	P2 C	P	P	P	P	P	

*	Crisis Care Center				P2 C9	P2 C9	P3 C9	P3 C	P5	P5	P5	P5	P10
	RESIDENTIAL CARE SERVICES												
805	Nursing and Personal Care Facilities						P3 C5	P5 C	P5	P	P	P5	
*	Adult Family Home	P	P11		P	P	P	P	P	P12	P12	P12	
*	Community Residential Facility I				C	C	P13.a C	P13.a C	P	P11	P12	P12	P12
*	Community Residential Facility II						P13.b	P13.b	P	P11	P12	P12	P12
*	Permanent Supportive Housing						C14	P15	P15	P15	P15	P15	
*	Recuperative Housing						C16	P16	P16	P16	P16	P16	
*	Emergency Supportive Housing						C16	P16	P16	P16	P16	P16	
*	Emergency Shelter						C16	P16	P16	P16	P16	P16	
*	Microshelter Villages						C17	P17	P17	P17	P17	P17	
*	Safe Parking						C18	P18	P18	P18	P18	P18	
836	Other Residential Care (19)						C	P4 P5 P2 C	P	P	P	P	

B. Development conditions.

1. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C.

chapter 21A.14.

2. Only as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32.
3. Only in the urban area, as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32.
4. Outside the urban area((;));
 - a. ((⊖))Only as a reuse of a public school facility and subject to K.C.C. chapter 21A.32. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035; or
 - b. Only in the R-24 and R-48 zones, as a reuse of a surplus nonresidential facility, and if served by public sewer. For the allowance under this subsection B.4.b., K.C.C. 21A.12.250 shall not apply.
5. Only in the urban area.
6. Outside of the urban area, only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.
7. Outside of the urban area, subject to the requirements in K.C.C. 21A.12.250.
8. Only in the R-24 and R-48 zones, and limited to SIC Industries 8063-Psychiatric Hospitals and 8069-Specialty Hospitals, Except Psychiatric.
- 9.a. Not allowed in the RA-2.5, RA-10, or RA-20 zone;
 - b. Only allowed on lots of at least four and one-half acres;
 - c. Located within one mile of an interstate highway; and
 - d. Limited to sixteen beds.
10. Only allowed in the Preston Industrial Area.
11. In the forest production district, the following conditions apply:
 - a. Site disturbance shall be limited to three acres. Site disturbance shall mean all land alterations including, but not limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage

disposal systems, and driveways. Additional site disturbance for agriculture, including raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be approved only if a farm management plan is prepared in accordance with K.C.C. chapter 21A.30. Animal densities shall be based on the area devoted to animal care and not the total area of the lot;

b. A forest management plan shall be required in the forest production district, that shall be reviewed and approved by the King County department of natural resources and parks before building permit issuance; and

c. The forest management plan shall incorporate a fire protection element that includes fire safety best management practices developed by the department.

12. Only as part of a mixed-use development subject to the conditions of K.C.C. chapter 21A.14, except in the rural area outside of rural towns on historic properties listed in the National Register of Historic Places or designated as a King County landmark.

13.a. Limited to domestic violence shelter facilities.

b. Limited to domestic violence shelter facilities with no more than eighteen residents and staff.

14. Subject to the following standards:

a. Allowed only in the urban area;

b. Located on the same site as a religious facility, public agency, or social services use; and

c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E. and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140.

15. Subject to the following standards:

a. Allowed only in the urban area;

b. Only as part of a mixed-use development subject to the conditions of K.C.C. chapter 21A.14, except in the rural area outside of rural towns on historic properties listed in the National Register of Historic Places or designated as a King County landmark; and

c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E. and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140.

16. Subject to the following standards:

a. Allowed only in the urban area;

b. In the R-4 through R-8 zones, only when located on the same site as a religious facility, public agency, or social service use;

c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E, and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140; and

d. The application shall include:

(1) A description of the staffing and operational characteristics, including sanitation and basic safety measures required for the facility;

(2) Occupancy policies, including a description of the population to be served and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe behavior;

(3) A plan for managing the exterior appearance of the site, including keeping the site litter free;

(4) A plan for addressing reported concerns and making this information publicly available, including a phone number, email, and point of contact at the site of the facility for the community to report concerns;

(5) A plan for outreach with surrounding property owners and residents addressing items such as noise, smoking areas, parking, security procedures, and litter; and

(6) Plans and narrative documenting compliance with all applicable codes, including:

(a) an elevation of the building or buildings to be occupied;

(b) a floor plan that describes the capacities of the buildings for the uses intended, room dimensions, and a designation of the rooms to be used for nonambulatory residents, if any; and

(c) a site plan showing property lines, buildings, driveways, parking, fences, storage areas,

gardens, recreation areas, and site improvements.

17. Subject to the following standards:

a. Allowed in the urban area;

b. In the R-4 through R-8 zones, only when located on the same site as a religious facility, public agency, or social service use;

c. Exempt from landscaping requirements in K.C.C. chapter 21A.16 except as required by this section, bicycle parking requirements in K.C.C. 21A.18.030.E., and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140;

d. The application shall include:

(1) A description of the staffing and operational characteristics, including sanitation and basic safety measures required for the facility;

(2) Occupancy policies, including a description of the population to be served and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe behavior;

(3) A plan for managing the exterior appearance of the site, including keeping the site litter free;

(4) A plan for addressing reported concerns and making this information publicly available, including a phone number, email, and point of contact at the site of the facility for the community to report concerns;

(5) A plan for outreach with surrounding property owners and residents addressing items such as noise, smoking areas, parking, security procedures, and litter; and

(6) Plans and narrative documenting compliance with all applicable codes, including:

(a) an elevation of the building or buildings to be occupied;

(b) a floor plan that describes the capacities of the buildings for the uses intended, room dimensions, and a designation of the rooms to be used for nonambulatory residents, if any; and

(c) a site plan showing property lines, buildings, driveways, parking, fences, storage areas,

gardens, recreation areas, and site improvements;

e. A setback of ten feet shall be along any property line adjoining a UR or R zone; and

f. The use shall be buffered with:

(1) ten feet of Type II landscaping consistent with K.C.C. 21A.16.040; or

(2) a six-foot high, view-obscuring fence.

18. Subject to the following standards:

a. Allowed in the urban area;

b. In the R-4 through R-8 zones, only when located on the same site as a religious facility, public agency, or social services use;

c. Exempt from landscaping requirements in K.C.C. chapter 21A.16 except as required by this section, bicycle parking requirements in K.C.C. 21A.18.030.E., and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140;

d. The application shall include:

(1) A description of the staffing and operational characteristics, including sanitation and basic safety measures required for the facility;

(2) Occupancy policies, including a description of the population to be served and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe behavior;

(3) A plan for managing the exterior appearance of the site, including keeping the site litter free;

(4) A plan for addressing reported concerns and making this information publicly available, including a phone number, email, and point of contact at the site of the facility for the community to report concerns;

(5) A plan for outreach with surrounding property owners and residents addressing items such as noise, smoking areas, parking, security procedures, and litter; and

(6) Plans and narrative documenting compliance with all applicable codes, including:

- (a) an elevation of the building or buildings to be occupied;
- (b) a floor plan that describes the capacities of the buildings for the uses intended, room dimensions, and a designation of the rooms to be used for nonambulatory residents, if any; and
- (c) a site plan showing property lines, buildings, driveways, parking, fences, storage areas, gardens, recreation areas, and site improvements;
- e. A setback of ten feet shall be along any property line adjoining a UR or R zone;
- f. The use shall be buffered with:
 - (1) ten feet of Type II landscaping consistent with K.C.C. 21A.16.040; or
 - (2) a six-foot high, view-obscuring fence;
- g. When safe parking is located on a site with an established primary use, the director may reduce the minimum number of on-site parking spaces consistent with K.C.C. chapter 21A.18;
- h. A safe parking site shall provide restroom and potable water access within the buildings or portable facilities and handwashing stations on the property; and
- i. If recreational vehicles are hosted at the safe parking site, provision shall be made for potable water and for proper disposal of grey water and black water waste from the vehicles.

19. Excluding residential care uses classified elsewhere in this chapter.

20. Only in a rural town, as a reuse of a surplus nonresidential facility and subject to K.C.C. chapter 21A.32. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

SECTION 2. Ordinance 16267, Section 30, as amended, and K.C.C. 21A.12.250 are hereby amended to read as follows:

In the R-4 through R-48 zones outside the urban area, except where not required by K.C.C. 21A.08.045.B.4.b., personal service uses in SIC Major Group 72 and the doctor's office/outpatient clinic use listed in K.C.C. 21A.08.045 shall be subject to the following requirements:

A. The establishment shall be located within one-quarter mile of a rural town, unincorporated activity center, community business center, or neighborhood business center and less than one mile from another commercial establishment;

B. The establishment shall be located in either:

1. A legally established single detached residence in existence on or before January 1, 2008. The structure may not be expanded by more than ten percent as provided in K.C.C. 21A.32.065 for the expansion of legally established nonconforming uses; or

2. A mixed-use development with one hundred percent of the dwelling units affordable to households with incomes at or below sixty percent of area median income and on-site supportive services consistent with the King County Consortium Consolidated Housing and Community Development Plan or successor plan;

C. The maximum on-site parking ratio for establishments and sites shall be two per one thousand square feet and required parking shall not be located between the building and the street; and

D. Sign and landscaping standards for the use apply.