



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19980

Proposed No. 2025-0268.1

Sponsors Mosqueda

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

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. Ordinance 19881, Section 162, as amended, and K.C.C.

7 21A.08.045 are hereby amended to read as follows:

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

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

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808-09	Miscellaneous Health									P	P	P	
*	Social Services				P2	P2	P2	P2	P	P	P	P	P
					C	C	C	C					
*	Crisis Care Center				P2	P2	P3	P3	P5	P5	P5	P5	P5
					C9	C9	C9	C					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	P	P12	P12	P12
*	Community Residential Facility I				C	C	P13.a C	P13.a C	P	P12	P12	P12	P12
*	Community Residential Facility II						P13.b	P13.b	P	P12	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 P20	P	P	P	P

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									C					
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9 B. Development conditions.

10 1. Subject to review and approval of conditions to comply with trail corridor
11 provisions of K.C.C. chapter 21A.14.

12 2. Only as a reuse of a public school facility or surplus nonresidential facility
13 subject to K.C.C. chapter 21A.32.

14 3. Only in the urban area, as a reuse of a public school facility or surplus
15 nonresidential facility subject to K.C.C. chapter 21A.32.

16 4. Outside the urban area((;));

17 a. ((;))Only as a reuse of a public school facility and subject to K.C.C. chapter
18 21A.32. Before filing an application with the department, the applicant shall hold a
19 community meeting in accordance with K.C.C. 20.20.035; or

20 b. Only in the R-24 and R-48 zones, as a reuse of a surplus nonresidential
21 facility, and if served by public sewer. For the allowance under this subsection B.4.b.,
22 K.C.C. 21A.12.250 shall not apply.

23 5. Only in the urban area.

24 6. Outside of the urban area, only as a reuse of a surplus nonresidential facility
25 subject to K.C.C. chapter 21A.32.

26 7. Outside of the urban area, subject to the requirements in K.C.C. 21A.12.250.

27 8. Only in the R-24 and R-48 zones, and limited to SIC Industries 8063-
28 Psychiatric Hospitals and 8069-Specialty Hospitals, Except Psychiatric.

29 9.a. Not allowed in the RA-2.5, RA-10, or RA-20 zone;

30 b. Only allowed on lots of at least four and one-half acres;

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- 31 c. Located within one mile of an interstate highway; and
- 32 d. Limited to sixteen beds.
- 33 10. Only allowed in the Preston Industrial Area.
- 34 11. In the forest production district, the following conditions apply:
- 35 a. Site disturbance shall be limited to three acres. Site disturbance shall mean
- 36 all land alterations including, but not limited to, grading, utility installation, landscaping,
- 37 clearing for crops, on-site sewage disposal systems, and driveways. Additional site
- 38 disturbance for agriculture, including raising livestock, up to the smaller of thirty-five
- 39 percent of the lot or seven acres, may be approved only if a farm management plan is
- 40 prepared in accordance with K.C.C. chapter 21A.30. Animal densities shall be based on
- 41 the area devoted to animal care and not the total area of the lot;
- 42 b. A forest management plan shall be required in the forest production district,
- 43 that shall be reviewed and approved by the King County department of natural resources
- 44 and parks before building permit issuance; and
- 45 c. The forest management plan shall incorporate a fire protection element that
- 46 includes fire safety best management practices developed by the department.
- 47 12. Only as part of a mixed-use development subject to the conditions of K.C.C.
- 48 chapter 21A.14, except in the rural area outside of rural towns on historic properties listed
- 49 in the National Register of Historic Places or designated as a King County landmark.
- 50 13.a. Limited to domestic violence shelter facilities.
- 51 b. Limited to domestic violence shelter facilities with no more than eighteen
- 52 residents and staff.
- 53 14. Subject to the following standards:

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- 54 a. Allowed only in the urban area;
- 55 b. Located on the same site as a religious facility, public agency, or social
- 56 services use; and
- 57 c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E. and
- 58 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140.
- 59 15. Subject to the following standards:
- 60 a. Allowed only in the urban area;
- 61 b. Only as part of a mixed-use development subject to the conditions of K.C.C.
- 62 chapter 21A.14, except in the rural area outside of rural towns on historic properties listed
- 63 in the National Register of Historic Places or designated as a King County landmark; and
- 64 c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E. and
- 65 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140.
- 66 16. Subject to the following standards:
- 67 a. Allowed only in the urban area;
- 68 b. In the R-4 through R-8 zones, only when located on the same site as a
- 69 religious facility, public agency, or social service use;
- 70 c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E, and
- 71 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140; and
- 72 d. The application shall include:
- 73 (1) A description of the staffing and operational characteristics, including
- 74 sanitation and basic safety measures required for the facility;

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

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

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

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

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

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

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

92 (c) a site plan showing property lines, buildings, driveways, parking, fences,
93 storage areas, gardens, recreation areas, and site improvements.

94 17. Subject to the following standards:

95 a. Allowed in the urban area;

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

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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

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- 121 (c) a site plan showing property lines, buildings, driveways, parking, fences,
 122 storage areas, gardens, recreation areas, and site improvements;
- 123 e. A setback of ten feet shall be along any property line adjoining a UR or R
 124 zone; and
- 125 f. The use shall be buffered with:
- 126 (1) ten feet of Type II landscaping consistent with K.C.C. 21A.16.040; or
 127 (2) a six-foot high, view-obscuring fence.
- 128 18. Subject to the following standards:
- 129 a. Allowed in the urban area;
- 130 b. In the R-4 through R-8 zones, only when located on the same site as a
 131 religious facility, public agency, or social services use;
- 132 c. Exempt from landscaping requirements in K.C.C. chapter 21A.16 except as
 133 required by this section, bicycle parking requirements in K.C.C. 21A.18.030.E., and
 134 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140;
- 135 d. The application shall include:
- 136 (1) A description of the staffing and operational characteristics, including
 137 sanitation and basic safety measures required for the facility;
- 138 (2) Occupancy policies, including a description of the population to be served
 139 and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe
 140 behavior;
- 141 (3) A plan for managing the exterior appearance of the site, including keeping
 142 the site litter free;

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- 143 (4) A plan for addressing reported concerns and making this information
144 publicly available, including a phone number, email, and point of contact at the site of the
145 facility for the community to report concerns;
- 146 (5) A plan for outreach with surrounding property owners and residents
147 addressing items such as noise, smoking areas, parking, security procedures, and litter;
148 and
- 149 (6) Plans and narrative documenting compliance with all applicable codes,
150 including:
- 151 (a) an elevation of the building or buildings to be occupied;
- 152 (b) a floor plan that describes the capacities of the buildings for the uses
153 intended, room dimensions, and a designation of the rooms to be used for nonambulatory
154 residents, if any; and
- 155 (c) a site plan showing property lines, buildings, driveways, parking, fences,
156 storage areas, gardens, recreation areas, and site improvements;
- 157 e. A setback of ten feet shall be along any property line adjoining a UR or R
158 zone;
- 159 f. The use shall be buffered with:
- 160 (1) ten feet of Type II landscaping consistent with K.C.C. 21A.16.040; or
161 (2) a six-foot high, view-obscuring fence;
- 162 g. When safe parking is located on a site with an established primary use, the
163 director may reduce the minimum number of on-site parking spaces consistent with
164 K.C.C. chapter 21A.18;

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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

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188 2. A mixed-use development with one hundred percent of the dwelling units
189 affordable to households with incomes at or below sixty percent of area median income
190 and on-site supportive services consistent with the King County Consortium
191 Consolidated Housing and Community Development Plan or successor plan;
192 C. The maximum on-site parking ratio for establishments and sites shall be two
193 per one thousand square feet and required parking shall not be located between the

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194 building and the street; and

195 D. Sign and landscaping standards for the use apply.

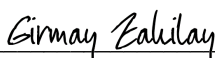
Ordinance 19980 was introduced on 9/2/2025 and passed by the Metropolitan King County Council on 10/7/2025, by the following vote:

Yes: 8 - Balducci, Barón, Dembowski, Dunn, Perry, Quinn, von Reichbauer and Zahilay

Excused: 1 - Mosqueda

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Signed by:



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Girmay Zahilay, Chair

ATTEST:

DocuSigned by:

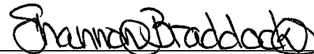


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Melani Hay, Clerk of the Council

APPROVED this ____ day of 10/20/2025, ____.

Signed by:



AAA4841FD7644BE...

Shannon Braddock, County Executive

Attachments: None

Certificate Of Completion

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SEATTLE, WA 98104

Cherie.Camp@kingcounty.gov

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Signer Events

Girmay Zahilay

girmay.zahilay@kingcounty.gov

Council Chair

Security Level: Email, Account Authentication
(None)

Signature

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Melani Hay

melani.hay@kingcounty.gov

Clerk of the Council

King County Council

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(None)

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Shannon Braddock

Shannon.Braddock@kingcounty.gov

Deputy Executive

Security Level: Email, Account Authentication
(None)

Signed by:

AAA4841FD7644BE...

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Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events	Status	Timestamp
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Ames Kessler
akessler@kingcounty.gov
Executive Legislative Coordinator & Public Records
Officer
King County
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Not Offered via DocuSign

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Envelope Summary Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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- ii. send us an email to cipriano.dacanay@kingcounty.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

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- Until or unless you notify King County-Department of 02 as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by King County-Department of 02 during the course of your relationship with King County-Department of 02.