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Title 20 Land Use Code

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Chapter 20.10 Land Use Districts

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20.10.440 Land use charts

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Chart 20.10.440
Uses in land use districts

Residential – Residential Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	LL-1	LL-2	SR-1	SR-2	SR-3	SR-4	LDR-1	LDR-2	LDR-3	MD R-1	MD R-2
1	Residential											
	One to Four Dwelling Units per Lot(3)	P	P	P	P	P	P	P	P (6)	P (6)	P (6)	P (6)
...												
	Accessory Dwelling Unit (9)	P	P	P	P	P	P	P	P	P	P	P
...												

...

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 8 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	MU8	NMU	CB	MU16	F1	F3
1	Residential													

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STANDARD USE CODE	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 8 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	MU8	NMU	CB	MU16	F1	F3
	Single-Family Dwelling (3)	P	P	S		S	S	S			S		S	S

Notes: Uses in land use districts – Residential:

(6) ~~Intentionally deleted. Single-family dwellings are not permitted in land use districts LDR-2, LDR-3, MDR-1, or MDR-2.~~

20.10.445 Land uses in Mixed-Use Land Use Districts.

C. Prohibited Uses.

The following land uses are prohibited as both principal and subordinate uses, except as otherwise noted:

10. Single-family residential.

~~110.~~ Any land use prohibited under LUC 20.10.410.

Chapter 20.15 Affordable Housing

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20.15.050 Modification of Certain Requirements.

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G. Mixed-Use Land Use Districts (Part 20.25R LUC).

1. Refer to LUC 20.25R.050 for FAR exemptions and incentives applicable to affordable housing in Mixed-Use Land Use Districts.
2. Refer to LUC 20.25R.060 for Catalyst Programs in Mixed-Use Land Use Districts. The provisions of the Catalyst Programs may modify the requirements of this chapter for certain development within Mixed-Use Land Use Districts subject to Part 20.25R LUC.

H. Generally Applicable.

1. In any land use district, development that contains one or more dwelling units of affordable housing shall not be required to provide facade modulation or upper-level setbacks in the building design.

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20.15.120 Affordable Housing Program – Performance Option – Residential

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B. Onsite Performance. Multifamily or mixed-use development complying with LUC 20.15.110 through the residential performance option shall provide affordable housing in an amount indicated below:

...

3. If the operation of this section would result in a fractional requirement, and that fraction is 0.5 or greater, then the number of dwelling units of affordable housing required at the applicable area median income shall be equal to the next higher whole number. If that fraction is less than 0.5, then the number of dwelling units of affordable housing required at the applicable area median income shall be rounded down to the next lower whole number. If that fraction is less than 0.5, and would round down to 0, then the applicant may either provide 1 affordable housing dwelling unit at the applicable area median income or use the payment option.

...

20.15.130 Affordable Housing Program – Performance Option – Nonresidential

...

B. On-site Performance. Nonresidential development complying with LUC 20.15.110 through the nonresidential performance option shall provide affordable housing in an amount indicated below:

...

3. If the operation of this section would result in a fractional requirement, and that fraction is 0.5 or greater, then the number of dwelling units of affordable housing required at the applicable area median income shall be equal to the next higher whole number. If that fraction is less than 0.5, then the number of dwelling units of affordable housing required at the applicable area median income shall be rounded down to the next lower whole number. If that fraction is less

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than 0.5, and would round down to 0, then the applicant may either provide 1 affordable housing dwelling unit at the applicable area median income or use the payment option.

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Chapter 20.20 General Development Requirements

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20.20.010 Uses in land use districts dimensional requirements.

LAND USE CLASSIFICATION	Residential											
	LL-1	LL-2	SR-1	SR-2	SR-3	SR-4	LDR-1	LDR-2	LDR-3	MDR-1	MDR-2	
DIMENSIONS	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)
...												
Rear Yard Minimum Setback of Structures (feet) (11) (17) (18) (20) (38) (39)	25	25	25	25	20	20	20	20	20	20	20	20
Side Yard Minimum Setback of Structures (feet) (7) (11) (17) (18) (20) (38) (39)	5	5	5	5	5	5	5	5	5	5	5	5
2 Side Yards Minimum Setback of Structures (feet) (7) (17) (18) (20) (38) (39)	20	15	15	15	15	15	10	10	10	10	10	10
...												

...

Notes: Uses in land use districts – Dimensional requirements:

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~~(17) If the setback abuts a street right of way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified. Intentionally deleted.~~

...

~~(43) See LUC 20.20.390 for FAR requirements for single-family and middle housing developments. FAR requirements are not applicable to multifamily developments.~~

...

20.20.120 Accessory dwelling units.

...

C. Standards – Generally Applicable to Both Attached and Detached Accessory Dwelling Units.

- Up to two accessory dwelling units are permitted on each lot located in a land use district that allows a single-family dwelling or middle housing to be located on that lot; provided, that all applicable requirements of this section are met.

...

20.20.390 Floor area ratio, single-family and middle housing.

A. **Applicability.**

The requirements of this section apply to the following:

...

2. Additions to an existing detached single-family dwelling that result in a 20 percent or greater increase in gross square feet as permitted under the original approval.

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20.20.525 Mechanical equipment.

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D. Allowable Projections Above Maximum Height for Solar Energy Panels. Any building may exceed the maximum height by at least 48 inches and up to the maximum amount necessary to accommodate roof-mounted solar energy panels.

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20.20.536 Mass timber, modular construction, and passive house

A. **Applicability**

This section applies to any project, both new construction and retrofits of buildings to meet passive house requirements, or any development proposing mass timber or modular construction.

B. **General Requirements.**

Any development meeting the applicability requirements of subsection A of this section are not required to comply with the following:

1. Façade modulation;
2. Upper-level stepbacks; and
3. Off-street parking.

C. **Passive House.**

In addition to the regulation exemptions in subsection B of this section, new construction and the retrofit of buildings meeting passive house requirements is also subject to the following:

1. Any required setback shall be measured from the outside face of the foundation;
2. The portion of the exterior wall assemblies that include insulation shall be allowed to project to project up to eight inches into any setback;
3. The building may exceed the maximum allowable roof height by eight inches only where required to accommodate additional insulation; and

Commented [A1]: Included to accommodate requirements in HB 1183

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4. For the purposes of this subsection, gross floor area shall be measured from the interior face of the exterior walls, including drywall.

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20.20.538 Middle Housing.

...

C. Standards.

1. Middle Housing Development Requirements. Middle housing developments are subject to the development requirements in Table 20.20.538.C.1.

LAND USE CLASSIFICATION	Middle Housing										
	LL-1	LL-2	SR-1	SR-2	SR-3	SR-4	LDR-1	LDR-2	LDR-3	MDR-1	MDR-2
DIMENSIONS	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Dwelling Units per Lot	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6
(2)(3)(4)(5)(6)(11)								(7)	(7)	(7)	(7)
Maximum Impervious Surface (percent)	50	50	50	50	50	60	60	65	65	65	65
Alternative Maximum Impervious Surface (percent)	50-55	50-55	50-55	50-55	50-55	55-60	55-60	80	80	80	80

...

(11) For lots created through the lot splitting process in LUC 20.45B.270, the maximum allowable number of units per lot shall be calculated first by demonstrating the maximum allowable number of units on the parent lot prior to the lot split and then demonstrating how the units are distributed between the resulting lots.

...

20.20.590 Parking, circulation, and walkway requirements.

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20.20.727 Redevelopment of existing buildings.

A. Except as provided in subsection C of this section, this section applies to all development applications that both add dwelling units within an existing building and meet all of the following criteria:

...

2. The existing building is located in a ~~nonresidential-commercial, mixed-use, or residential~~ land use district where multifamily dwellings are either a permitted use, an administrative conditional use, or a conditional use. ~~For the purposes of this section, a “nonresidential land use district” means any land use district except for the following: R 1, R 1.8, R 2.5, R 3.5, R 4, R 5, R 7.5, R 10, R 15, R 20, and R 30.~~

Commented [A2]: Proposed revisions just match the methodology from 20.20.010 to allow an additional 5% as an alternative maximum for LL-1 through SR-3, and SR-4 and LDR-1 have the same alt max as the regular max.

...

Part 20.25A Downtown

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20.25A.170 Streetscape and public realm.

A. Streetscapes.

1. The Pedestrian Environment.

...

b. Standards.

- i. Windows shall be transparent at the street level;
- ~~ii. Walls shall utilize a variety of colors and compatible cladding materials;~~
- iii. Facades shall include bays, columns, pilasters, or other articulation at the street level; and
- ~~iiiv.~~ Weather protection, where required, shall define the pedestrian realm

...

20.25A.180 Building design (base, middle, and top).

...

B. ~~Overall Building Design~~ Building Massing.

~~1. High Quality Materials.~~

- ~~a. Intent. Create a sense of permanence in Downtown using high quality building materials. Quality façade materials can provide a sense of permanence and bring life and warmth to a neighborhood. Façade and building materials shall enhance the street environment while complementing the aesthetic quality of adjacent buildings.~~
- ~~b. Standards.~~
 - ~~i. Façade articulation shall incorporate durable materials that demonstrate depth, and provide a varied void to solid ratio; and~~
 - ~~ii. Use high quality and durable materials such as glass, aluminum, steel, brick, finished concrete, stone, terra cotta, cement stucco, and wood in natural or subdued building colors.~~

...

~~2. Building Massing.~~

- ~~a. Intent. Use scale-defining articulation and other techniques to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure and human scale by establishing a dynamic, continuous street edge.~~

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2. Standards.

a. The length and breadth of a building shall be pedestrian-scaled. Portions of a large building mass shall be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and recesses; and

b. Buildings shall exhibit a vertically articulated tripartite façade division – base, middle, and top through material and scale.

...

Part 20.25C Office and Limited Business (OLB) and Office and Limited Business 2 (OLB 2) Districts

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20.25C.050 Design standards in the OLB 2 District.

A. Site Standards.

Purpose. These standards address the qualities that make the OLB 2 District unique. They describe what makes an area a special, distinct “place,” not simply a group of individual buildings and streets.

...

2. Architectural Compatibility.

...

b. Standards.

...

ii. Multi-site developments shall have a unity of design by using similar architectural elements, such as roof form, ~~exterior building materials~~, colors, and window pattern.

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Part 20.25D BelRed Overlay

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20.25D.070 Land Use Charts.

The following charts apply to BelRed. The use charts contained in LUC 20.10.440 do not apply within the BelRed land use districts.

Chart 20.25D.070 Residential Uses in BelRed Land Use Districts

		Residential - BelRed Districts						
STD LAND USE CODE REF	LAND USE CLASSIFICATION	BelRed Medical Office/Node	BelRed Office Residential/Nodes	BelRed Residential Commercial Nodes	BelRed Residential	BelRed General Commercial	BelRed Commercial Residential	BelRed Office Residential Transition
		BR-MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR-R	BR-GC	BR-CR	BR- ORT
1	Residential (1)							
	Single-Family Dwelling		P-2		P-2	3	P-2	P
...								

...
 20.25D.105 Operations and Maintenance Satellite Facility Development Requirements
 ...

D. Applicable Land Use Code Provisions.

1. Applicable BelRed Land Use District Sections Incorporated by Reference. Predictability and certainty with respect to substantive Land Use Code requirements ensures that an OMSF design is sensitive to the context of the underlying land use district, and that temporary and permanent impacts are appropriately mitigated. The following BelRed Land Use District sections of the Land Use Code are expressly incorporated into the provisions of this section and made applicable to an OMSF within that land use district:

...
~~i. LUC 20.25D.130.E – Building Materials;~~

ij. LUC 20.25D.150 – Design Guidelines.

...

20.25D.130 BelRed development standards.

...

D. Required Transition Edge Development.

...

4. Applicable Standards for Building Design.

...

~~c. A primary structure shall be a minimum of 20 feet from another primary structure, provided this dimension may be modified pursuant to LUC 20.25H.040 on sites in the Critical Areas Overlay District.~~

~~d. The maximum building height of 45 feet above average existing grade may be reached only when incorporating pitched or stepped roof forms.~~

~~e. Communication dishes greater than 1 meter (3.28 feet) in diameter shall not be visible from adjacent residential districts.~~

~~f. Natural materials and neutral colors shall be used.~~

...

E. Building Materials.

~~To ensure the BelRed District contains high quality buildings of durable and sustainable materials, the following materials are not recommended on facades visible from the public right of way within the BelRed District unless expressly approved through design review:~~

- ~~1. Synthetic stucco;~~
- ~~2. Unfinished metal or plastic storefront window systems;~~
- ~~3. Unfinished concrete or cinder block;~~
- ~~4. Aluminum, plastic, or vinyl siding;~~
- ~~5. Simulated materials such as river rock or other faux cladding;~~
- ~~6. Clapboard, lap and shingle, or other types of residential siding;~~
- ~~7. Architectural foam detailing; and~~
- ~~8. Applied simulated divided light window systems.~~

~~These building materials limitations are not applicable in the BelRed General Commercial (BR-GC) Land Use District.~~

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20.25D.150 Design standards.

...

C. Pedestrian Emphasis Standards.

Purpose. The pedestrian emphasis standards promote an environment where pedestrians are a priority. The highest consideration should be given to the ease and comfort of pedestrian movement and gathering places.

1. The Pedestrian Environment

...

b. Standards.

- i. Windows shall be transparent at the street level;
- ~~ii. Walls shall utilize a variety of forms, colors, and compatible cladding materials;~~
- iii. Facades shall include bays, columns, pilasters, or other articulation at the street level;
- ~~iiiv.~~ Lighting at the ground level shall be human scale;
- iv. Walls that face the pedestrian right of way shall not be blank, flat, or nondescript; and
- vi. The entire block face shall not be treated uniformly.

...

D. Architectural Standards.

Purpose. The architecture standards promote high quality development while reinforcing the area's sense of place and Northwest provenance by promoting innovative design, construction techniques and materials that reflect the industrial roots of the area while emphasizing the emerging urban character of BelRed.

~~1. High Quality Materials.~~

- ~~a. Intent. Quality wall materials can provide a sense of permanence and bring life and warmth to a neighborhood. Wall and building materials must enhance the street environment while maintaining compatibility with adjoining buildings. Articulation of wall materials should be bold, with materials that show depth, quality, and durability. It should be apparent that the materials have substance and mass, and are not artificial, thin "stage sets" applied only to the building's surface.~~
- ~~b. Standards.~~
 - ~~i. Use high quality and durable materials such as glass, aluminum, steel, brick, finished concrete, stone, terra cotta, cement stucco, and wood; and~~
 - ~~ii. Use natural or subdued building colors and limited use of bright accent trims.~~

12. Building Massing.

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...

~~32.~~ Rooftops

...

~~43.~~ Residential Entries.

...

~~54.~~ Retail and Commercial Entries.

...

~~65.~~ Ground Floor Retail and Commercial Windows.

...

~~76.~~ Parking Structures.

...

Part 20.25P Eastgate Transit Oriented Development Land Use District

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20.25P.050 Land Use Chart.

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Chart 20.25P.050

Residential Uses in Eastgate Transit Oriented Development Land Use District

STD LAND USE CODE REF	Residential – Eastgate Transit Oriented Development Land Use District	Eastgate Transit Oriented Development Land Use District
	LAND USE CLASSIFICATION	EG-TOD
1	Residential	
	Single Family Dwelling	
	...	

...

20.25P.100 Design standards.

...

C. Pedestrian Emphasis Standards.

Purpose. The pedestrian emphasis standards promote an environment where pedestrians are a priority. The highest consideration should be given to the ease and comfort of pedestrian movement and creation of desirable gathering places.

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1. The Pedestrian Environment.

...

b. Standards.

...

ii. Buildings and streetscapes shall incorporate the following elements to better define the pedestrian environment:

(1) Continuous buildings along a street front that frame the pedestrian portion of the right-of-way.

~~(2) Walls that use a variety of forms, colors and compatible cladding materials to avoid uniform treatment of the entire block face.~~

~~(3)~~ Façades that provide articulation at the street level by using bays, columns, pilasters or treatments.

~~(3)~~ Signs and lighting at the ground level that complement the human scale.

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Part 20.25Q East Main Transit Oriented Development Land Use District

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20.25Q.150 Streetscape and public realm.

A. Streetscapes.

1. The Pedestrian Environment.

...

b. Standards.

i. Windows shall be transparent at the street level;

~~ii. Walls shall utilize a variety of colors and compatible cladding materials;~~

iii. Façades shall include bays, columns, pilasters, or other articulation at the street level; and

~~iv.~~ Signs and lighting at the ground level shall be Pedestrian Scale.

...

20.25Q.160 Building design (base, middle, and top).

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B. Overall Building Design.

~~1. High-Quality Materials.~~

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~~a.—Intent. Create a sense of permanence in East Main using high quality Building materials. Quality façade materials can provide a sense of permanence and bring life and warmth to a neighborhood. Façade and Building materials shall enhance the street environment while complementing the aesthetic quality of adjacent Buildings.~~

~~b.—Standards.~~

~~i.—Façade articulation shall incorporate durable materials that demonstrate depth, and provide a varied void-to-solid ratio; and~~

~~ii.—Use high quality and durable materials such as glass, aluminum, steel, brick, finished concrete, stone, terra cotta, cement stucco, and wood in natural or subdued Building colors.~~

...

21. Building Massing.

a. Intent. Use scale-defining articulation and other techniques to break up the longitudinal dimensions of Buildings, creating a comfortable sense of enclosure and human scale by establishing a dynamic, continuous street edge.

b. Standards.

i. The length and breadth of a Building shall be Pedestrian-Scaled. Portions of a large Building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and recesses; and

ii. Buildings shall exhibit a vertically articulated tripartite façade division – base, middle, and top through material and scale.

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Part 20.25R Mixed-Use Land Use Districts

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20.25R.030 Site organization and public realm.

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C. Open Space.

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9. Landscaping. Landscaping shall be required as provided in this subsection and may contribute to the open space required under subsection C.2 of this section, subject to the following requirements:

...

b. A landscape buffer with type III landscaping, as described in LUC 20.20.520, shall be provided as follows:

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- i. Where surface parking is adjacent to an access corridor and also located within the project limit, a landscape buffer of at least eight feet in width shall be provided.
- ii. Where surface parking is adjacent to the rear or side yard of a lot and also located within the project limit, a landscape buffer of at least five feet in width shall be provided.
- c. Plantings in landscape area shall be installed as follows:
 - i. Deciduous and evergreen trees shall be planted in natural groupings, with a minimum average of 1 tree every 20 lineal feet of landscape area.
 - (1) Deciduous trees shall have a minimum caliper of two inches measured four and one-half feet above the soil surface.
 - (2) Evergreen trees shall be minimum height of six feet.
 - (3) Small and medium shrubs, planted in groupings, shall provide coverage that equals 75 percent of the planting area within 3 years of planting.
 - (4) Ground cover shall be planted under deciduous trees, shrubs and other open areas not covered by larger plant material so that the plantings provide 90 percent coverage within 3 years of planting.
 - d. An alternative landscaping option may be approved by the Director as provided in LUC 20.20.520.

...

D. Green and Sustainability Factor.

...

- 2. All new development shall provide a combination of landscape elements described in Table 20.25R.030.D.2.e to meet a minimum Green and Sustainability Factor score. All new development shall achieve a minimum score of 0.3, except that development on a small site shall achieve a minimum score of 0.25. All landscape elements must meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of each landscape element. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth of soil, and the use of drought-tolerant plants. The Green and Sustainability Factor score shall be calculated as follows:

...

- b. Multiply the square feet, or equivalent unit of measurement where applicable, of each landscape element by the multiplier provided for that element in Table 20.25R.030.D.2.e according to the following provisions:

...

- ii. Landscaping elements and other frontage improvements in the right-of-way between the lot line and the roadway may be counted, except for landscaping strips proposed between back of sidewalk and the base of building facades.

...

E. Public Realm.

...

4. Weather Protection.

- a. Weather protection shall be provided in the following locations:

...

- v. If a plaza or other open space is located between the building and edge or sidewalk, weather protection should be provided along the ground floor of the building to protect pedestrians from rain and provide shade in summer.

...

- g. Weather protection shall not be located above landscaping adjacent to the base of the building.

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20.25R.040 Building design.

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D. Building Base (Podium).

1. Intent. Enhance pedestrian experience by clearly articulating ~~the parking structures and the~~ building base/podium from the tower portion of all buildings with materials and details that reinforce human scale and better define the streetscape as public realm.
2. At least 10 percent of the exterior area above a building podium shall contain a green roof, consistent with the minimum requirements for green roofs Table 20.25R.030.D.2.e.

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20.25R.050 Amenity incentive system.

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C. FAR Exemptions.

The gross floor area reserved for the following amenities shall be exempt from a development's total FAR calculation, provided all applicable Land Use Code requirements are satisfied:

1. Active Use Spaces. Except for market-rate residential units, which otherwise meet the definition of active use per LUC 20.50.010 and where otherwise provided by the terms of this Code, an exemption from calculation of the maximum floor area of up to 1.0 FAR is allowed for each square foot of active use space that complies with the following design requirements:

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D. Amenity Incentive Program.

...

2. Bonus Points. The following amenities qualify for bonus points as described below:

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I. Child Care ~~Services~~Centers.

- i. Eight bonus points for every 1 square foot of Child Care Service Centers up to a maximum of 15,000 square feet, including outdoor areas dedicated exclusively for use by the Child Care Service Centers.
- ii. The floor area, including outdoor area, delineated for Child Care Service Centers shall be required to remain dedicated to Child Care Service Centers for the life of the project.
- iii. No other uses shall be approved for future tenancy in those spaces dedicated for Child Care Service Centers.

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Chapter 20.45A Platting and Subdivisions

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20.45A.065 Special requirements for unit lot subdivisions

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B. General Requirements.

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2. Development on individual unit lots within the unit lot subdivision need not conform to the minimum lot area, minimum density, or dimensional requirements; ~~provided, however, that any structure located upon a unit lot shall comply with the maximum building height requirements, and, where applicable, shall comply with the FAR requirements.~~ The overall development of the parent lot shall meet the development and design standards of the underlying land use district.

...

C. Notes on Plat.

Notes shall be placed on the plat recorded with the King County Recorder's Office to state the following:

- 1. The title of the plat shall include the phrase "Unit Lot Subdivision."
- 2. The individual unit lots are not separate buildable sites. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

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3. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent lot, including the applicable permit or file number for the development.
4. Subsequent platting actions, additions, or modifications to any buildings may not create a nonconformity of the parent lot.

5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

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Chapter 20.45B Short Plats and Short Subdivisions

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20.45B.057 Special requirements for unit lot short subdivisions.

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B. General Requirements.

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2. Development on individual unit lots within the unit lot short subdivision need not conform to the minimum lot area, minimum density, or dimensional requirements; ~~provided, however, that any structure located upon a unit lot shall comply with the maximum building height requirements, and, where applicable, shall comply with the FAR requirements.~~ The overall development of the parent lot meets the development and design standards of the underlying land use district.

Commented [A3]: Proposing to remove regulations specific to each unit lot, which would be reviewed at the building permit phase.

...

C. Notes on Short Plat.

Notes shall be placed on the short plat recorded with the King County Recorder's Office to state the following:

1. The title of the short plat shall include the phrase "Unit Lot Short Subdivision."
2. The individual unit lots are not separate buildable sites. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
3. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent lot, including the applicable permit or file number for the development.
4. Subsequent platting actions, additions, or modifications to any buildings may not create a nonconformity of the parent lot.

5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

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20.45B.260 Boundary line adjustment.

Pursuant to RCW 58.17.040, boundary line adjustments are exempt from requirements of this chapter except as provided for in this section.

- A. All lots modified by this boundary line adjustment procedure shall not be approved for recording if such adjustment would allow a nonconforming dimension as specified in LUC 20.20.010 to become more nonconforming unless the adjustment equalizes more than one adjacent nonconforming lot.
- B. No lot line adjustment may be approved when such action would violate an applicable requirement or condition of a previous land use action, subdivision, or short plat approval.
- C. All lots modified by the boundary line adjustment procedure shall have legal access meeting the standards of the Transportation Department, the Utilities Department, and any other applicable department.
- D. The processing of boundary line adjustments shall be the same as for final short plats as provided in the applicable provisions of LUC 20.45B.210 through 20.45B.230.
- E. All boundary line adjustments shall be recorded surveys consistent with Chapter 58.09 RCW. All boundary lines being adjusted shall be surveyed, and newly established lot corners shall be staked.
- F. All lots modified by this boundary line adjustment procedure shall not be approved for recording if such adjustment would create a nonconformity with respect to the requirements of this Code.

20.45B.270 Lot splits.

Pursuant to RCW 58.17.145, some short subdivisions may qualify for the administrative lot split process subject to the following regulations.

A. Applicability.

- 1. An administrative lot split shall only create one additional lot, and newly created lots shall not be large enough to further subdivide;
- 2. The parent lot shall not be located in a land use district that does not allow residential uses;

B. General Requirements.

- 1. The newly created lots must meet the minimum lot size requirements for the underlying land use district, if applicable;
- 2. Certificates of availability for sewer and water shall be provided prior to approval;
- 3. If the administrative lot split requires demolition or alternation of an existing dwelling that would displace a renter, the applicant shall provide a displacement mitigation strategy or plan; and
- 4. Administrative lot splits are not subject to administrative appeal, as provided for in LUC 20.35.250, if they comply with the applicable development standards herein. Instead, administrative lot splits may be appealed in accordance with LUC 20.35.070.

Commented [A4]: Adding new section to address lot splits, consistent with new requirements from HB 1096.

5. The parent lot must not have been created through an administrative lot split authorized by this section.
6. The parent lot and the newly created lot cannot collectively contain a number of dwelling units that would exceed the number of dwelling units that would have been allowed on the parent lot prior to the administrative lot split.

C. Notes on Lot Split Survey.

The lot split survey must be recorded with the King County Recorder's Office and shall include the following notes, as applicable.

1. Further administrative lot splits are not permitted on the resulting lots;
2. The city is immune from any liability, loss, or other damage suffered by another that is related to the city's approval of the lot split, including if the lot split creates a lot that is later determined unbuildable, RCW 58.17.145;
3. The number of dwelling units for each resulting lot;
4. If applicable, indicate whether future development will require frontage improvements;
5. If applicable, indicate whether dedication of right-of-way is required and note the location of the right-of-way to be dedicated; and
6. If applicable, note the location of all required access and utility rights granted or conveyed.

Commented [A5]: [Mention was removed] If we do decide to keep this limitation, then do you think we should put a footnote to Table 20.20.538.C.1 and to Chart 20.20.010 (as needed) to make this clear?

DRAFT