



Vashon-Maury Island Property-Specific Zoning Conditions Draft Executive Conceptual Proposals

January 30, 2023

King County has begun the 2024 update of its Comprehensive Plan, a key policy document that guides how growth and development in unincorporated King County will occur over the next 20 years.¹ As part of this 2024 update, the County is reviewing property-specific zoning conditions on Vashon-Maury Island.² These are conditions (known as "p-suffixes" and "special district overlays") are imposed on individual or groups of properties to establish unique development requirements specific to those properties. Examples of such conditions include use restrictions, design requirements, and density limitations.

Most of these zoning conditions were first imposed in the 1980s and 1990s. So, many of them are outdated and may not reflect current circumstances and/or may now be addressed by current zoning regulations. These conditions are being reviewing on a case-by-case basis. Some will be retained as is, some we will be updated, and some will be repealed.

The following is a summary of the proposals currently being contemplated by the King County Executive for these zoning conditions. The County is asking for your feedback on these ideas. Comments can be submitted through February 24, 2023, via:

- **Email:** SubareaPlanning@kingcounty.gov. Please make sure that the subject line includes "Vashon."
- **Web portal:** <https://publicinput.com/vashonsubarea>.

Your feedback on these proposals will inform the development and refinement of a "Public Review Draft" of the 2024 Update which is anticipated to be issued in June 2023 for public review and comment, along with a State Environmental Policy Act (SEPA) Draft Environmental Impact Statement. Additional opportunities for public review and feedback on the 2024 Update will also occur during Council review of the proposals throughout 2024.

¹ More information about the Comprehensive Plan and the 2024 Update can be found at www.kingcounty.gov/CompPlan

² This review is required by the 2017 Vashon-Maury Island Community Service Area Subarea Plan ("Subarea Plan"), VMI CSA Workplan Action 1 [LINK]

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Where do the zoning conditions apply?

The zoning conditions are imposed on individual or groups of properties, which varies by each condition. Links to webpages with details about each of the zoning conditions are included with the summaries below; included at the bottom of each of those webpages are maps that show where the conditions apply.

You can also see if any of these zoning conditions specifically applies to your property by following these steps:

1. Open the County's mapping tool at www.kingcounty.gov/iMap and click on "LAUNCH".
2. Enter your address or parcel number in the search bar located in the top left corner of the page.
3. The map will zoom to your property. Click on your parcel.
4. In the pop-up, click the link for "Districts & Development Report."
5. That will bring up another webpage with various information about your property.
6. Find the section titled "King County planning and critical areas designations."
7. In that section, find the line for "Development Conditions."
8. If there are unique zoning conditions that apply to your property, the name of and a link to the condition will be listed; you can click on the link for more information about that condition. If "none" is listed, there are no property-specific conditions for your parcel.

SO-140 (Vashon Groundwater Protection Overlay) – Amend

[\[LINK\]](#)

Summary of current zoning conditions: The ground water protection overlay applies to over 2,000 parcels and limits land uses that have the potential to severely contaminate groundwater supplies and provides increased areas of permeable surface to allow for infiltration of surface water into ground resources.

Year of adoption: 1997

Year of last amendment: n/a

Summary of analysis and recommended changes: Amendments to the Overlay include updating the map of applicable properties to be consistent with the high recharge areas designated by the Critical Aquifer Recharge Areas (CARA) mapping. The amendments would also remove uses restricted by the Overlay which have low potential for groundwater impacts due to changes in Best Management Practices and uses which are already restricted elsewhere in code.

SO-270 (Vashon Town Affordable Housing Overlay) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: The affordable housing overlay applies to over 200 parcels and provides an optional incentive that will lead to an increase in the supply of affordable housing within the Vashon Rural Town.

Year of adoption: 2017; as part of the Vashon-Maury Island Subarea Plan

Year of last amendment: n/a

Summary of analysis and recommended changes: The Overlay has not been successful in producing any affordable units, and the new inclusionary housing program proposed in the 2024 Comprehensive Plan update, which is proposed to apply to Vashon Rural Town, is anticipated to more effectively support the improved affordable housing access intended by the Overlay. The condition should be repealed.

VS-P01 (Density Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Limits maximum densities to 12 dwelling units per acre.

Year of adoption: 1985; as part of the Vashon Community Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: The condition on the subject properties currently conflicts with the existing R-4 (Residential, four dwelling units per acre) zoning. Even if the properties were developed at the maximum density permitted, the density would still be less than 12 dwelling units per acre. Therefore, this condition has become obsolete. and should be repealed.

VS-P03 (Fire Station Use Restriction) – Retain

[\[LINK\]](#)

Summary of current zoning conditions: Use of the site is limited to a fire station.

Year of adoption: 1985; as part of the Vashon Community Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: The use of the subject parcel is consistent with the condition limiting the site to a fire station. Maintaining the condition is justified and helps to oversee any potential redevelopment of the parcel in the future.

VS-P04 (Guest Inn/Restaurant Use Restriction) – Retain

[\[LINK\]](#)

Summary of current zoning conditions: Use of the site is limited to a guest inn/restaurant.

Year of adoption: 1985; as part of the Vashon Community Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: The condition remains consistent with the use of the site as an inn. The subject property is located in the historic Burton neighborhood on Vashon Island and serves as an important community amenity for the area.

VS-P05 (Food Processing Use Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Use of the site is limited to food processing operations.

Year of adoption: 1985; as part of the Vashon Community Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: The condition is inconsistent with the use of the subject parcels as a rural property. The Rural Area (RA) zoning classification already permits small scale farm and food processing activities making this condition unnecessary. The condition should be repealed.

VS-P06 (Façade/Site Design Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Sets requirements for landscaping, driveways, parking, building expansions, and building façades.

Year of adoption: 1985; as part of the Vashon Community Plan, which has since been repealed
Year of last amendment: 1997

Summary of analysis and recommended changes: The conditions provide minimal additional benefit beyond the design regulations of King County Code (K.C.C.) Title 21A. The current conditions are overly prescriptive and limit the property owner unnecessarily from modernizing the exterior design of the 1977 building. The condition should be repealed.

VS-P07 (Health Services Center Use Restriction) – Amend

[\[LINK\]](#)

Summary of current zoning conditions: Use of the site is limited to community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities. Allows the operation of "Granny's Attic" or similar activities as an accessory use to the Vashon-Maury Island Health Services Center, Inc on the site.

Year of adoption: 1976; as part of a property owner-petitioned rezone
Year of last amendment: 2005

Summary of analysis and recommended changes: The condition is consistent with the current use of the site. Maintaining this site as the longstanding center for community services is supported by the community. Maintaining the second clause which refers to two specific businesses, Granny's Attic and the Vashon Maury Island Health Services Center, Inc., limits potential new owners of the property. Removing this portion of the condition allows for flexibility for future businesses or property owners to operate.

VS-P08 (Density Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Limits maximum densities to 85 dwelling units.

Year of adoption: 1981; as part of a property owner-petitioned rezone
Year of last amendment: 1997

Summary of analysis and recommended changes: The condition conflicts with the current R-4 (Residential, four dwelling units per acre) zoning of the site. Even if developed to the highest density, the maximum number of units possible for the approximately 8.8 acre site would be 35 units. The condition has therefore become obsolete and should be repealed.

VS-P09 (Site Design Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Requires a legal description that treats three parcels and one tract as one site, which would include an existing residence and a new proposed stable. Limits the site to one barn, which is only allowed on two of the parcels.

Year of adoption: 1979; as part of a property owner-petitioned rezone
Year of last amendment: 1997

Summary of analysis and recommended changes: The condition was first adopted as part of a proposal to develop a stable and a barn across multiple parcels. The three parcels have each since been developed with a single-family home, and no stables are located on any of the properties. The condition is not consistent with these current uses and should be repealed.

VS-P10 (Right of Way and Landscaping Requirement) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Requires Right of Way dedication to allow for extension of SW 178th Street and a 15 foot landscape setback area.

Year of adoption: 1980; as part of a property owner-petitioned rezone

Year of last amendment: 1997

Summary of analysis and recommended changes: The extension of SW 178th Street has been completed. The landscaping requirement of the condition is no longer necessary, because the property would be able to maintain suitable landscaping under current requirements in K.C.C. Title 21A if development occurs. The condition should be repealed

VS-P11 (Propane Storage/Office Use Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Use of the site is limited to propane storage tank, and/or office space.

Year of adoption: 1982; as part of a property owner-petitioned rezone

Year of last amendment: 1997

Summary of analysis and recommended changes: The two subject parcels are zoned I (Industrial). However, the parcels are not listed under the use restrictions of condition VS-P30, which is intended to apply to Industrial-zoned parcels on Vashon-Maury Island. In order to maintain consistency for all Industrial zoned lots, VS-P11 should be repealed and VS-P30 amended to include these two parcels.

VS-P12 (Density Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Limits maximum densities to 12 dwelling units per acre, unless the property is developed as a housing project for seniors with low incomes.

Year of adoption: 1980

Year of last amendment: 1997

Summary of analysis and recommended changes: The condition's density limitation conflicts with the current R-4 (Residential, four dwelling units per acre) zoning of the subject parcel, making the condition obsolete. The property has also since been developed with a housing project for seniors with low incomes, meeting the original intention of the condition. The condition should be repealed.

VS-P13 (Density Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Limits maximum densities to 12 dwelling units per acre.

Year of adoption: 1980

Year of last amendment: 1997

Summary of analysis and recommended changes: The parcel is zoned CB (Community Business) and is located in the Town Core where condition VS-P29 limits the density of mixed-use

development to eight units per acre. Given that this stricter density limitation already exists, this condition has become obsolete and should be repealed.

VS-P14 (Density Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Limits maximum densities to six dwelling units per acre, and prohibits parking or storage in the road setback.

Year of adoption: 1988; as part of a property owner-petitioned rezone

Year of last amendment: 1997

Summary of analysis and recommended changes: The subject parcel is currently zoned R-8 (Residential, eight dwelling units per acre) and is surrounded by CB (Community Business) zoning to the north, east, and west. Condition VS-P29 allows eight units per acre for CB zoned lots in the Town Core, which is more consistent with the density regulations of K.C.C. Chapter 21A.12 for the R-8 zone. Removing the density restriction and maintaining the R-8 density requirements is more appropriate for this site given its location in the Town Core. The condition should be repealed.

VS-P15 (Parcel Development Requirements) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Requires a variety of development standards and limits the use of the site to senior housing and an associated senior center and health services facilities.

Year of adoption: 1989; as part of a property owner-petitioned rezone

Year of last amendment: 2005

Summary of analysis and recommended changes: The condition was first adopted as part of a specific development proposal and includes 15 conditions for applicable development criteria. The original development proposal never came to fruition and the site is currently used as a lumber supply store, despite the requirements of the conditions. Considering the property has already been fully developed with a different commercial business that is inconsistent with the conditions, the condition should be repealed.

VS-P16 (Storage/Warehouse Use Restriction & Right of Way Requirements) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Use is limited to self-service storage warehousing, and future development is limited to accessory uses. Requires construction of a temporary turnaround and associated easement to King County.

Year of adoption: 1992; as part of a property owner-petitioned rezone

Year of last amendment: 1997

Summary of analysis and recommended changes: The parcel is currently vacant and is also subject to the conditions of VS-P29, which limits uses in the CB (Community Business) zone. Maintaining this use restrictions is not supported given the parcel's location adjacent to other properties which are entitled to all CB uses listed under VS-P29. The required temporary turnaround has since been completed and can therefore be removed. The condition should be repealed.

VS-P17 (Office/Manufacturing Use Restriction & Right of Way Requirements) – Amend

[\[LINK\]](#)

Summary of current zoning conditions: Use is limited to office/manufacturing, and future development is limited to accessory uses. Requires construction of street frontage improvements and paving of a new roadway.

Year of adoption: 1994; as part of a property owner-petitioned rezone

Year of last amendment: 1997

Summary of analysis and recommended changes: The condition was first adopted as part of a specific development proposal, but the site was never developed. The parcel is currently vacant and is subject to the conditions of VS-P30, which limits uses in the I (Industrial) zone. Maintaining this use restrictions in VS-P17 is not supported given the parcel's location adjacent to other properties which are entitled to all industrial uses listed under VS-P30. This portion of the condition should be removed. Amendments to the road improvement requirements should also be made to align them with current roadway needs.

VS-P18 (Development Requirements) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Use of some of the applicable properties is limited to residential development or a medical clinic. Requires a variety of development conditions related to landscaping, fencing, permit approvals, subdivision, impervious surfaces, and residential densities.

Year of adoption: 1993; as part of a property owner-petitioned rezone

Year of last amendment: 1997

Summary of analysis and recommended changes: The condition was first adopted as part as a specific development proposal. The condition includes a list of development conditions typically seen as part of a development permit application. The property has since been developed under these conditions, making them no long applicable or necessary. The condition should be repealed.

VS-P19 (Setback Requirement) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Requires setbacks to match those of the R-8 (Residential, eight dwelling units per acre) zone.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: The subject parcel is zoned CB (Community Business), which has wider setbacks than the R-8 zone. Maintaining this reduced setback provides less privacy for adjacent lots and should be removed to follow the standard regulations listed in K.C.C. Title 21A for the CB zone. The condition should be repealed.

VS-P20 (Access Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Limits parking access to SW 188th Street (as opposed to Vashon Highway) and sets landscaping requirements.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: Existing ingress and egress policies in the King County Code maintain that access to parking be located on SW 188th Street. This condition is no longer necessary and should be repealed.

VS-P21 (Use and Access Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Uses are limited to the existing building, and parking access is limited to SW 188th Street.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: The subject parcel is listed in King County's Historic Resource Inventory. Any alterations proposed to the existing structure would require review from the Historic Preservation Officer for consistency with the Secretary of the Interior Standards for alterations to historic structures. Existing ingress and egress policies in the King County Code maintain that access to parking be located on SW 188th Street. This condition is no longer necessary and should be repealed.

VS-P22 (Driveway and Maximum Unit Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Limits access to Vashon Highway to one driveway, and limits maximum densities to 14 dwelling units.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: The subject property is zoned R-4 (Residential, four dwelling units per acre). There are properties across the street that are zoned R-8 (Residential, eight dwelling units per acre) without further density restrictions, and CB (Community Business) zoned parcels just to the south. Therefore, the base densities for R-4 zoning is consistent with the surrounding area and should not be further limited. The condition should be repealed.

VS-P23 (Use and Parking Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Limits uses to the existing building and parking at the rear or sides of the building.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: Restricting the use to the building is inconsistent with the use of the site as a garden center, which primarily takes place outdoors. Requiring parking at the rear or sides of the building is more impactful to the adjacent residential properties. The condition should be repealed.

VS-P25 (Access Restriction) – Repeal

[\[LINK\]](#)

Summary of current zoning conditions: Limits access to 103rd Avenue SW or SW 188th Street, or, if constructed, SW 183rd or SW 184th.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: The subject parcels have no other access beyond the streets listed in the condition, making the condition unnecessary. The condition should be repealed.

VS-P26 (Town Gateway Requirements) – Amend

[\[LINK\]](#)

Summary of current zoning conditions: Requires a variety of development conditions related to setbacks, roof pitches, parking, prohibited uses, and residential densities for six parcels at the "Gateway" of Vashon Rural Town.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: Recommended amendments would remove prescriptive requirements that hinder varied architectural designs and styles, but would maintain conditions which support the goals of the "Town Gateway" to provide a visual transition between rural areas and Vashon Town. There are six parcels under VS-P26: four are zoned R-4 (Residential, four dwelling units per acre) and two zoned CB (Community Business). The amendments would remove the density limitation to the subject parcels to create consistency with the existing density limitation of eight units per acre that is already in place for CB zoned parcels in the Vashon Town Core (VS-P29).

VS-P27 (Town Gateway Landscaping Requirements) – Retain

[\[LINK\]](#)

Summary of current zoning conditions: Requires increased landscaping standards for one parcel at the "Gateway" of Vashon Rural Town.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 1997

Summary of analysis and recommended changes: Maintaining the increased landscaping requirement is consistent with the community's goals of provided a "Town Gateway" to transition from rural properties into Vashon Town.

VS-P28 (Vashon Town Core Requirements) – Amend

[\[LINK\]](#)

Summary of current zoning conditions: Requires a variety of development conditions in the Vashon Town Core related to setbacks, decks, building heights, building façades, walkways, street trees, building eaves, and outdoor seating.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 2005

Summary of analysis and recommended changes: Amendments are recommended to foster more mixed-use development in the Town Core, such as eliminating design requirements that hinder

mixed-use structures, allowing for more innovative architectural and site design by reducing prescriptive requirements, and removing ambiguity and adding more clarity about where the design requirements apply in the Town Core.

VS-P29 (Community Business Zone Use Restrictions) – Amend

[\[LINK\]](#)

Summary of current zoning conditions: Establishes the range of allowed uses for the CB (Community Business) zoned properties in the Vashon Rural Town.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 2005

Summary of analysis and recommended changes: Amendments are recommended that would change to clarify the requirements and focus on the uses that would otherwise be allowed in the CB zone but would not be allowed on these properties. Amendments would also include addition of uses previously not permitted, which provides more flexibility to commercial tenants and property owners. Additionally, “Farmers Markets” would be allowed, consistent with policy direction in the Subarea Plan. Lastly, “Marijuana Producer” and “Marijuana Processor I” would not be allowed, in accordance with the recommendations of the 2017 King County Marijuana Report.³

VS-P30 (Industrial Zone Use Restrictions) – Amend

[\[LINK\]](#)

Summary of current zoning conditions: Establishes the range of allowed uses for the I (Industrial) zoned properties in the Vashon Rural Town.

Year of adoption: 1996; as part of the Vashon Town Plan, which has since been repealed

Year of last amendment: 2014

Summary of analysis and recommended changes: Amendments are recommended that would change to clarify the requirements and focus on the uses that would otherwise be allowed in the I (Industrial) zone but would not be allowed on these properties. Amendments would also include addition of uses previously not permitted that have minimal potential for impacting the area and maintain minimal retail uses to support Vashon Town as the center of retail and commercial activities for the community.

VS-P31 (Affordable Housing Requirement) – Amend

[\[LINK\]](#)

Summary of current zoning conditions: Use of the site is limited to housing for people with low incomes.

Year of adoption: 2016

Year of last amendment: n/a

Summary of analysis and recommended changes: The term “low-income” is vague. Amendments are recommended that would use the definition for “low income” in K.C.C. 24.08.160, which sets standards for use of public funds for affordable housing projects in King County.

³ Link to [King County Marijuana Report](#)