

ORDINANCE NO. 1789

AN ORDINANCE relating to the Zoning Code, changing the uses permitted in the F-R classification and those uses requiring a conditional use permit; amending Resolution 25789, Section 1901, and K. C. C. 21.38.020, and amending Resolution 25789, Section 2202, and K. C. C. 21.44.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 1901, and K. C. C. 21.38.020 are hereby amended as follows:

Permitted Uses. In an F-R zone the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter:

(1) The growing and harvesting of forest products, the operation of saw mills and chippers and activities and structures incidental to each;

(2) Livestock grazing and agricultural buildings and structures incidental thereto;

(3) Unclassified uses as provided in chapter 21.44;

(4) Game and fish management;

(5) Dams, power plants, flowage areas, transmission lines and stations, together with necessary accessory building;

(6) Harvesting of any wild crop such as marsh hay, ferns, moss and berries;

~~(((7) A trailer on an individual lot or parcel of land;))~~

~~(((8) Boat liveries;))~~

~~(((9) Camp grounds;))~~

~~(((10) Camps such as boy scout, girl scout, church, Y. M. C. A., Y. W. C. A., and similar types;))~~

~~(((11) Hunting and fishing camps and gun clubs;))~~

~~(((12)))~~ (7) Single family residence, trailer, private summer cottages and incidental service buildings, provided that multiple lot subdivisions of more than four lots shall require a Planned Unit Development to assure environmental protection.

~~(((13) Recreational camps and resorts;))~~

~~(((14)))~~ (8) Riding academies;

1 (((15))) (9) Watersheds;

2 (10) Planned Unit Developments.

3 SECTION 2. Resolution 25789, Section 2202, Subsection (3), and K. C. C.

4 21.44.030 (3) are hereby amended as follows:

5 21.44.030 Uses requiring conditional use permit. The following uses may
6 locate subject to the issuance of a conditional use permit processed as provided
7 in Chapter 21.58.

8 (1) Cemeteries, provided:

9 (a) No building shall be located closer than one hundred feet from any boundary
10 line;

11 (b) A protective fence and a landscaped strip of evergreen trees and shrubs at
12 least ten feet in width shall be installed on all common boundary lines with "R" or
13 "S" zoned property.

14 (2) Columbariums, crematories and mausoleums, provided these uses are
15 specifically excluded from all "R" zones unless inside a cemetery.

16 (3) Commercial establishments or enterprises involving large assemblages of
17 people or automobiles as follows, provided these uses are specifically excluded
18 from all "R", (~~zones and the~~) "S-E" and "F-R" zones:

19 (a) Amusement parks

20 (b) Boxing and wrestling arenas

21 (c) Ball parks

22 (d) Fairgrounds and rodeos

23 (e) Golf driving ranges

24 (f) Labor camps (transient)

25 (g) (~~Open-air theaters~~) Drive-in theater

26 (h) Race tracks, drag strips, motorcycle hills and Go-Kart tracks

27 (i) Stadiums

28 (4) Educational Institutions not otherwise permitted.

29 (5) Fire stations, including spaces for municipal offices and utility district
30 offices, when located in any "R", "S" or "A" zone, provided the following
31 conditions are conformed to:

1 (a) All buildings and structures shall maintain a distance of not less than
2 twenty feet from any property line that is a common property line with "R"
3 zoned property; and

4 (b) Any building from which fire fighting equipment emerges onto a street
5 shall maintain a distance of thirty-five feet from such street;

6 (c) Open storage shall be prohibited;

7 (d) Overnight parking and maintenance of municipal or utility vehicles
8 shall be within an enclosed structure which is compatible in size and design
9 with the surrounding area.

10 (6) Hospitals, mental and alcoholic, provided they are specifically
11 excluded from all "RS," "RD," "RM-2400," "RM-1800" and "S" zones.

12 (7) Institutions for training of religious orders.

13 (8) Kennels, provided that the minimum site area is five acres and that the
14 buildings housing such use and animal runs shall not be closer than one hundred
15 fifty feet to any boundary property line of the premises and that they are
16 specifically excluded from all "R" zones. ~~((The board of adjustment))~~ The
17 Zoning Adjustor may require such additional setback, fencing, screening or
18 soundproofing requirements as it deems necessary to ensure the compatibility
19 of the kennel with surrounding development.

20 (9) Radio, micro-wave or television transmitters, towers and appurtenances.

21 (10) Recreational areas, commercial, including yacht clubs, beach clubs,
22 tennis clubs, parks, ski areas, marinas and similar activities.

23 (11) Universities and colleges, including dormitories and fraternity and
24 sorority houses when on campus.

25 SECTION 3. Resolution 25789, Section 2202, and K. C. C. 21.44.030 are
26 hereby amended to add new subsections as follows:

27 (43) Commercial establishments or enterprises involving open recreational
28 uses of land as follows, provided these uses are specifically excluded from all
29 "R" and "S" zones;

30 (a) Camp grounds;

31 (b) Camps such as boy scout, girl scout, church, Y.W.C.A., Y.M.C.A.
32 and similar types;

1 (c) Recreational camps and resorts;

2 (d) Outdoor stage theaters;

3 (14) Hunting and fishing camps, gun clubs, and rifle and pistol ranges,

4 provided these uses are specifically excluded from all "R" and "S" zones, and

5 provided further the following conditions are conformed to:

6 (a) All installations shall be located at such a distance from adjoining
7 property lines as will protect abutting property from hazard, noise, or dust,
8 provided that a minimum distance of fifty feet shall be maintained;

9 (b) Firing ranges shall be designed so as to prevent stray or ricocheting
10 bullets or pellets from leaving the property;

11 (c) Plans submitted with the application shall at a minimum show location of
12 all buildings, parking areas and access points; safety features of the firing
13 range; provisions for reducing noise produced on the firing line; elevations of
14 the range showing target area, backdrops or butts; and location of buildings on
15 adjoining properties.

16 INTRODUCED AND READ for the first time this 4th day of June,
17 1973.

18 PASSED at a regular meeting of the King County Council this 4th day
19 of September, 1973.

20 KING COUNTY COUNCIL
21 KING COUNTY, WASHINGTON

22 Thomas H. Forsyth
23 VICE Chairman

24 ATTEST:

25 Dorothy M. Quinn
26 ACTING Clerk of the Council

27 DEEMED ENACTED WITHOUT
28 COUNTY EXECUTIVE'S SIGNATURE

29 APPROVED this _____ day of _____ DATED: September 14, 1973.

30 _____
31 King County Executive