

AN ORDINANCE relating to the zoning code by adding a new subsection, providing for governmental, social, or personal services to the individual in the RM-900 Maximum Density Multiple Dwelling Restricted Service classification: amending Resolution 25789, Section 801 and K.C.C. 21.16.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 801 and K.C.C. 21.16.020 are hereby amended to add a new subsection as follows:

PERMITTED USES . In an RM-900 zone the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the off-street parking requirements and general provisions and exceptions set forth in this title beginning with Chapter 21.46.

(1) Any use permitted in an RM-1800 zone, provided all such uses shall conform to the conditions set forth in the zone in which they are first permitted except that for dwellings, rest homes, nursing homes and convalescent homes, the yards, open spaces and lot coverage permitted by this classification shall apply;

(2) Accessory uses, buildings and structures as set forth in the RS classification except that where more than one dwelling unit is located on the premises private garages shall be limited to accommodating not more than two cars for each dwelling unit and a boat house shall be limited to accommodating not more than one private noncommercial pleasure craft for each dwelling unit on the premises;

(3) Apartment hotels;

(4) Hospitals, except mental and alcoholic, provided:

(a) All buildings and structures shall maintain a distance of not less than forty-five feet from the property front line and not less than twenty feet from any R classified property,

(b) A solid wall or view-obscuring fence or hedge not less than five feet nor more than six feet in height shall be established and maintained on any exterior boundary line which is a common property line with "R" classified property, when such "R" classified property is used for residential purposes; provided, that on any portion of such common property line constituting the depth of the required

1 front yard on the "R" classified property such fence, wall or hedge shall not be less  
2 than thirty-six inches nor more than forty-two inches in height;

3 (5) Hotels, provided:

4 (a) Restaurants, cocktail lounges and specialty shops are permitted accessory  
5 uses provided the floor area devoted to such uses shall not exceed twenty percent of  
6 the total floor area and entry to such uses shall be from within the main building,

7 (b) All buildings and structures shall maintain a distance of not less than  
8 twenty feet from any lot in an R zone,

9 (c) A solid wall or view-obscuring fence or hedge not less than five feet nor  
10 more than six feet in height shall be established and maintained on any exterior  
11 boundary line which is a common property line with "R" classified property when  
12 such "R" classified property is used only for residential purposes, except that on  
13 any portion of such common property line constituting the depth of the required front  
14 yard on the "R" classified property such fence, wall or hedge shall not be less than  
15 thirty-six inches nor more than forty-two inches in height;

16 (6) Motels, provided:

17 (a) Restaurants, cocktail lounges and specialty shops are permitted accessory  
18 uses provided the floor area devoted to such uses shall not exceed twenty percent of  
19 the total floor area and entry to such uses shall be from within the main building,

20 (b) All buildings and structures shall maintain a distance of not less than  
21 twenty feet from any lot in an R zone,

22 (c) A solid wall or view-obscuring fence or hedge not less than five feet  
23 nor more than six feet in height shall be established and maintained on any exterior  
24 boundary line which is a common property line with "R" classified property when  
25 such "R" classified property is used only for residential purposes, except that on any  
26 portion of such common property line constituting the depth of the required front yard  
27 on the "R" classified property such fence, wall or hedge shall not be less than thirty-  
28 six inches nor more than forty-two inches in height;

29 (7) Private clubs and fraternal societies, except those the chief activity of  
30 which is a service customarily carried on as a business, provided:

1 (a) All buildings and structures shall maintain a distance not less than  
2 twenty feet from any lot in an R zone,

3 (b) A solid wall or view-obscuring fence or hedge not less than five feet nor  
4 more than six feet in height shall be erected and maintained on any exterior boundary  
5 line which is a common property line with "R" classified property when such "R"  
6 classified property is used for residential purposes, except that on that portion of  
7 such common property line constituting the depth of the required front yard on the  
8 "R" classified property such wall, fence or hedge shall be not less than thirty-six  
9 inches nor more than forty-two inches in height;

10 (8) Professional offices and medical-dental buildings and clinics as defined  
11 in this title, provided:

12 (a) All buildings and structures shall maintain a distance not less than  
13 twenty feet from any lot in an RS, S, or G zone,

14 (b) A solid wall or view-obscuring fence or hedge not less than five feet  
15 nor more than six feet in height shall be erected and maintained on an exterior  
16 boundary line which is a common property line with "R" classified property when  
17 such "R" classified property is used for residential purposes, except that on that  
18 portion of such common property line constituting the depth of the required front  
19 yard on the "R" classified property such wall, fence or hedge shall be not less  
20 than thirty-six inches nor more than forty-two inches in height;

21 (9) Retirement home, subject to the issuance of a conditional use permit,  
22 provided:

23 (a) The housing shall be for the low-income elderly and the board of ad-  
24 justment shall impose necessary standards and controls to assure such continued  
25 use, or find the development to be owned by or limited to said use by contract with  
26 federal, state or county government,

27 (b) The use shall be functionally related to public transportation,

28 (c) The lot area per dwelling unit shall not be less than four hundred fifty  
29 square feet,

30 (d) The amount of off-street parking required shall not be less than one

1 parking space per four dwelling units;

2 (10) Sanitariums, provided:

3 (a) All buildings and structures shall maintain a distance not less than twenty  
4 feet from any lot in an R zone,

5 (b) A solid wall or view-obscuring fence or hedge not less than five feet  
6 or more than six feet in height shall be erected and maintained on any exterior  
7 boundary line which is a common property line with "R" classified property when  
8 such "R" classified property is used for residential purposes, except that on that  
9 portion of such common property line constituting the depth of the required front  
10 yard on the "R" classified property such wall fence or hedge shall be not less than  
11 thirty-six inches or more than forty-two inches in height;

12 (11) Signs, as follows:

13 (a) One identification sign not exceeding two square feet in area containing  
14 the name of the occupant of the premises,

15 (b) One double faced or one single faced identification sign not exceeding  
16 sixteen square feet per face for multiple dwellings and other permitted structures  
17 provided such sign shall not be located in any required yard or open space on the  
18 premises, and if the sign is lighted it shall be stationary and nonflashing,

19 (c) One double-faced sign or two single-faced signs, not exceeding six  
20 square feet of area per face, pertaining only to the sale, lease or hire of only the  
21 particular building, property or premises upon which displayed;

22 (12) Trailer parks provided:

23 (a) The minimum site area for a trailer park shall be not less than three  
24 acres,

25 (b) There shall be at least two thousand square feet of site area per trailer  
26 space,

27 (c) The property use for a trailer park shall have no access except from a  
28 major or secondary street,

29 (d) Any driveways providing entrance to or exit from the trailer park shall  
30 not be closer than fifty feet to a street intersection measured from the street line

1 established by an official control for either of the streets at the intersection,

2 (e) A solid wall or view-obscuring fence or hedge not less than five feet  
3 nor more than six feet in height shall be established and maintained across the full  
4 width of the site and such wall, fence or hedge shall be located on, or to the rear  
5 of, the rear line of the required front yard; on corner lots and reverse corner lots  
6 such a wall, fence or hedge shall also be installed and maintained along the side  
7 street side of the site, and shall observe the required yard on such side street side,

8 (f) A solid wall or view-obscuring fence or hedge not less than five feet  
9 nor more than six feet in height shall be established and maintained on any exterior  
10 boundary line which is a common property line with "R" classified property, except  
11 that on any portion of such common property line constituting the depth of the required  
12 front yard on the "R" classified property no such fence, wall or hedge shall be re-  
13 quired,

14 (g) If there be any openings in the required wall, fence or hedge for drive-  
15 way purposes, such openings shall not be wider than thirty feet,

16 (h) No residence shall be permitted on the trailer park site except a resi-  
17 cence for the owner or manager of such trailer park,

18 (i) The trailer park must meet all requirements of the King County health  
19 department covering the establishment of mobile home parks,

20 (j) A surety bond guaranteeing to the county the installation of walls, fences  
21 or hedges required herein is posted prior to the issuance of any permits to construct  
22 the park;

23 (13) Planned unit development as provided in Chapter 21.56;

24 (14) Unclassified uses as provided in Chapter 21.44;

25 (15) Mortuaries, provided a conditional use permit has been granted and  
26 provided:

27 (a) All buildings and structures shall maintain a distance not less than  
28 twenty feet from any lot in an R zone,

29 (b) A solid wall or view-obscuring fence or hedge not less than five feet  
30 nor more than six feet in height shall be erected and maintained on an exterior

1 boundary line which is a common property line with "R" classified property when  
2 such "R" classified property is used for residential purposes, except that on that  
3 portion of such common property line constituting the depth of the required front  
4 yard on the "R" classified property, such wall, fence or hedge shall be not less than  
5 thirty-six inches nor more than forty-two inches in height.

6 (16) Uses rendering governmental, social or personal services to the in-  
7 dividual.

8 (a) Must be located on a road developed to at least the secondary arterial  
9 standards of King County,

10 (b) The use shall not include the sale of handling of commodities except when  
11 accessory to and incidental to the service provided,

12 (c) All buildings and structures shall maintain a distance not less than  
13 twenty feet from any lot in a RS, S, or G zone,

14 (d) A solid wall or view-obscuring fence or hedge not less than five feet nor  
15 more than six feet in height shall be erected and maintained on an exterior boundary  
16 line which is a common property line with "R" classified property when such "R"  
17 classified property is used for residential purposes, except that on that portion of  
18 such common property line constituting the depth of the required front yard on the  
19 "R" classified property such wall, fence or hedge shall be not less than thirty-six

inches nor more than forty-two inches in height;

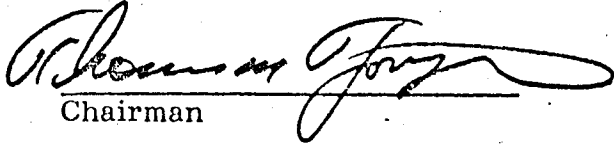
INTRODUCED AND READ for the first time this 17th day

of December, 1973.

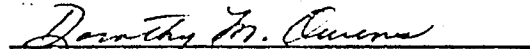
PASSED at a regular meeting of the King County Council this 19th day

of February, 1974.

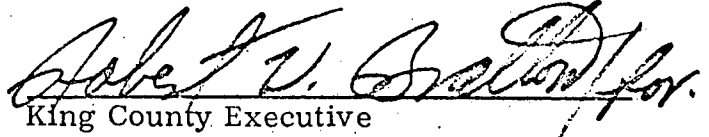
KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chairman

ATTEST:

  
Clerk of the Council

APPROVED this 25 day of February, 1974.

  
King County Executive