

ORDINANCE NO. 1936

AN ORDINANCE relating to the zoning code by adding a new subsection, providing for private parking areas for employees 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:

21.16.020 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,

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

10 (5) Hotels, provided:

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

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

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

26 (6) Motels, provided:

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

31 (b) All buildings and structures shall maintain a distance
32 of not less than twenty feet from any lot in an R zone,
33

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

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

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

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

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

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

28 (b) A solid wall or view-obscuring fence or hedge not less
29 than five feet nor more than six feet in height shall be erected
30 and maintained on an exterior boundary line which is a common
31 property line with "R" classified property when such "R" classi-
32 fied property is used for residential purposes, except that on
33 that portion of such common property line constituting the depth

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

4 (9) Retirement home, subject to the issuance of a condition-
5 al use permit, provided:

6 (a) The housing shall be for the low-income elderly and the
7 board of admustment shall impose necessary standards and controls
8 to assure such continued use, or find the development to be owned
9 by or limited to said use by contract with federal, state or
10 county government,

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

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

15 (d) The amount of off-street parking required shall not be
16 less than one parking space per four dwelling units;

17 (10) Sanitariums, provided:

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

20 (b) A solid wall or view-obscuring fence or hedge not less
21 than five feet or more than six feet in height shall be erected
22 and maintained on any exterior boundary line which is a common
23 property line with "R" classified property when such "R" classi-
24 fied property is used for residential purposes, except that on
25 that portion of such common property line constituting the depth
26 of the required front yard on the "R" classified property such
27 wall fence or hedge shall be not less than thirty-six inches or
28 more than forty-two inches in height;

29 (11) Signs, as follows:

30 (a) One identification sign not exceeding two square feet
31 in area containing the name of the occupant of the premises,
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1 (b) One double faced or one single faced identification
2 sign not exceeding sixteen square feet per face for multiple
3 dwellings and other permitted structures provided such sign shall
4 not be located in any required yard or open space on the premises,
5 and if the sign is lighted it shall be stationary and nonflashing,

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

10 (12) Trailer parks provided:

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

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

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

17 (d) Any driveways providing entrance to or exit from the
18 trailer park shall not be closer than fifty feet to a street
19 intersection measured from the street line established by an
20 official control for either of the streets at the intersection,

21 (e) A solid wall or view-obscuring fence or hedge not less
22 than five feet nor more than six feet in height shall be estab-
23 lished and maintained across the full width of the site and such
24 wall, fence or hedge shall be located on, or to the rear of, the
25 rear line of the required front yard; on corner lots and reverse
26 corner lots such a wall, fence or hedge shall also be installed
27 and maintained along the side street side of the site, and shall
28 observe the required yard on such side street side,

29 (f) A solid wall or view-obscuring fence or hedge not less
30 than five feet nor more than six feet in height shall be estab-
31 lished and maintained on any exterior boundary line which is a
32 common property line with "R" classified property, except that
33 on any portion of such common property line, constituting the

1 depth of the required front yard on the "R" classified property
2 no such fence, wall or hedge shall be required,

3 (g) If there be any openings in the required wall, fence or
4 hedge for driveway purposes, such openings shall not be wider
5 than thirty feet,

6 (h) No residence shall be permitted on the trailer park
7 site except a residence for the owner or manager of such trailer
8 park,

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

12 (j) A surety bond guaranteeing to the county the installa-
13 tion of walls, fences or hedges required herein is posted prior
14 to the issuance of any permits to construct the park;

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

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

17 (15) Mortuaries, provided a conditional use permit has
18 been granted and provided:

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

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

1 () Private parking area for employees of establishments
2 located in a "B", "C" or "M" zone, provided:

3 (a) The parking area serves "B", "C" or "M" uses adjoining
4 or directly across a street or alley from such parking area;

5 (b) Access to such parking area shall only be from the
6 business or industrial zoned property it is intended to serve,
7 or from the alley or street which intervenes;

8 (c) There shall be installed along the entire length of all
9 street property lines of the lot used for such parking purpose a
10 continuous fence, hedge or wall five feet in height located no
11 closer to the street property line than ten feet and the area
12 between the fence and the street lot line shall be landscaped
13 and maintained with grass, hardy evergreen shrubs or ground cover;

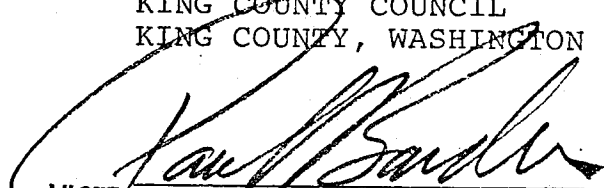
14 (d) A solid wall or view-obscuring fence or hedge not less
15 than five feet nor more than six feet in height shall be erected
16 and maintained on any exterior boundary line which is a common
17 property line with "R" classified property when such "R" classi-
18 fied property is used for residential purposes;

1 (e) The parking area shall be developed as required by
2 Chapter 16.74 "Off-Street Parking Plans and Specifications" and
3 no such area shall be used for an automobile, trailer or boat
4 sales area or for the accessory storage of such vehicles;

5 INTRODUCED AND READ for the first time this 11th day of
6 February, 1974.

7 PASSED this 4th day of March, 1974.

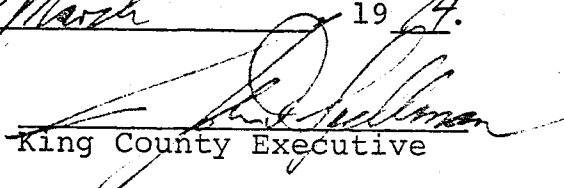
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9 KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

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11 
12 VICE Chairman

13 ATTEST:

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15 
16 Clerk of the Council

17 APPROVED this 6th day of March 19 74.

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19 
20 King County Executive