

ORDINANCE NO. 2286

1
2 AN ORDINANCE amending sign
3 requirements for churches and
4 schools, amending Resolution
5 25789, Section 401, (6), (i) and
6 K. C. C. 21.08.020 (6); Section
7 401, (15) and K. C. C. 21.08.020
8 (15); Section 401, (16) and K. C. C.
9 21.08.020 (16).

10 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

11 SECTION 1. Resolution 25789, Section 401 and K. C. C. 21.08.020 are
12 hereby amended as follows:

13 PERMITTED USES. In an RS zone the following uses only are permitted
14 and as hereinafter specifically provided and allowed by this chapter, subject
15 to the off-street parking requirements and the general provisions and excep-
16 tions set forth in this title beginning with Chapter 21.46.

17 (1) A one-family dwelling;

18 (2) Accessory buildings and uses including, but not limited to, the follow-
19 ing:

20 (a) Accessory living quarters,

21 (b) Private garages designed to accommodate not more than four cars,

22 (c) Small animals (household pets) not to exceed three in any combination
23 thereof, when kept on the same lot as the residence of the owners of such pets,

24 (d) Lodgers limited to two,

25 (e) Private docks and mooring facilities and a private boat house or
26 hangar for the sole use of occupants of the premises to accommodate private
27 noncommercial pleasure craft. Boat houses, hangars, docks and moorings
28 shall be accessory to the primary use on the property to which they are
29 contiguous, provided:

30 1. No part of the boat house or hangar shall extend more than sixteen
31 feet above the mean high water level

32 2. Any structure shall not be located closer to a property side line, or
33 property side line extended, that the width of the required side yard on the lot
to which such facilities are accessories except that docks may abut property
lines for the common use of adjacent property owners, when mutually agreed
to by the property owners in a contract recorded with the King County depart-

1 ment of records and elections of which a copy must accompany an application
2 for a building permit

3 3. The total area of covered moorages, boat houses or hangars shall not
4 exceed one thousand square feet

5 4. Covered structures shall abut upon the natural shoreline

6 5. Such structure shall not have a width greater than fifty percent of the
7 width of the lot at the natural shoreline upon which it is located

8 6. Any boat using such moorage shall not be used as a place of residence
9 when so moored.

10 (f) Foster family day care home,

11 (g) Greenhouses, private and noncommercial, for propagation and culture
12 only and no sales from the premises shall be permitted,

13 (h) Radio tower, amateur,

14 (i) Swimming pools and other recreational facilities for the sole use of
15 occupants of premises and their guests;

16 (3) Art galleries and museums, when located in a public park;

17 (4) Boat moorages for pleasure craft only in connection with community
18 and noncommercial recreational facilities as set forth in this chapter, whether
19 the moorage is publicly or privately owned, subject to the issuance of a
20 conditional use permit provided the following minimum conditions are con-
21 formed to:

22 (a) No boat sales, service, repair, boat charter or rental shall be
23 permitted on the premises,

24 (b) The deck of any pier shall be no more than five feet above high water
25 level,

26 (c) On-shore toilet facilities shall be provided,

27 (d) Boats using such moorage facilities shall not be used as a place of
28 residence,

29 (e) No overhead wiring shall be permitted on piers or floats except with-
30 in covered moorage structures,

31 (f) All covered structures over water shall abut upon the shore and be at
32 least forty feet apart when placed side by side; when covered structures are
33 placed end to end or side to end, one of the structures shall abut upon the

1 shore and the structures shall be at least fifteen feet apart,

2 (g) No covered structures over water shall be permitted to extend out
3 from shore a distance greater than fifty percent of the maximum permitted
4 distance from shore of a pier on subject premises, but in no case a distance
5 of more than three hundred feet from shore unless the outer line of the
6 property is less than two hundred feet from shore, a covered structure may
7 be permitted to extend to the outer property line,

8 (h) No pier, including finger piers shall occupy more than ten percent of
9 the water area of any lot upon which the same is built, nor shall the total area
10 of covered structures over water occupy more than twenty percent of the water
11 area of such lot,

12 (i) All covered structures over water under one ownership shall be built
13 in a uniform manner and design and no point in the roof of such structure shall
14 be higher than sixteen feet above high water in fresh water and no floating
15 moorage located in fresh or tidal water shall have a structure higher than
16 sixteen feet from the water line,

17 (j) The roofs of covered moorage shall contain no more than seventy-two
18 hundred square feet of area in any one unit and such roofs shall not be
19 supported directly by extended piling,

20 (k) Side walls on covered structures shall not exceed fifty percent of
21 the area of any three sides and shall be of rigid or semirigid material and
22 shall cover from external view all roof bracing;

23 (5) Cemeteries which were legally in existence prior to the effective
24 date of the adoption of this title;

25 (6) Churches, providing the following conditions are conformed to:

26 (a) All buildings and structures on the site shall not cover more than
27 forty percent of the area of the site,

28 (b) The depth of the required front yard shall be the same as that
29 required for the area district in which the site is located as identified on the
30 zoning map,

31 (c) Buildings and structures on the site shall not be closer than thirty
32 feet to any property line which is a common property line with "R," "S" or
33 "A" classified property, except that a detached one-family dwelling on such

1 site need conform only to the yard requirements and required distance
2 between buildings as prescribed by the area district in which the site is
3 located,

4 (d) The height limits of the area district in which the site is located shall
5 apply, except that the height shall be measured to the mean height of the roof,

6 (e) On interior lots the required side yards may be used to provide off-
7 street parking areas and on corner lots the interior side yards may be
8 similarly used. Under no circumstances may the required front yard or the
9 side yard on the side street side be used for off-street parking,

10 (f) Whereas areas devoted to off-street parking are contiguous to
11 residentially classified property, then on the property line common with such
12 residentially classified property there shall be erected and maintained a solid
13 wall or view-obscuring fence or hedge not less than five feet nor more than
14 six feet in height, and such walls or fences may be built progressively as the
15 parking facilities are installed,

16 (g) All lights provided to illuminate any parking area or building on such
17 site shall be so arranged as to direct the light away from any adjoining
18 premises,

19 (h) Church sites shall abut and be accessible from at least one public
20 street having two moving traffic lanes and a dedicated width that will permit
21 not less than a thirty-six foot roadway,

22 (i) The following signs only are permitted:

23 1. One sign area, lighted or unlighted, on the outside wall of the main
24 building and parallel thereto, having an area not greater than forty square
25 feet

26 2. A detached sign having dimensions totalling not more than twenty
27 square feet and on which both faces may be utilized, such sign being securely
28 mounted on the ground on supports and the top of which sign shall be not more
29 than six feet above the natural level of the ground upon which it rests. On
30 corner and reverse corner lots one such sign may be placed facing each
31 street,

32 3. A detached reader board sign having an area no greater than fifty
33 square feet, lighted or unlighted, and on which both faces may be utilized,

1 (j) For purposes of determining conformance to the foregoing conditions
2 and the parking requirements, a plot plan showing ultimate location and use
3 of all buildings, location of signs, location and amount of off-street parking
4 areas, location and adequacy of ingress to and egress from parking areas,
5 landscaping and sketches to scale showing the building elevations and floor
6 space to be devoted to seating or assembly purposes, shall be filed with and
7 approved by the building ((department)) division prior to the issuance of any
8 building permit and thereafter the issuance of building permits shall be
9 governed by and conform to the approved plot plan. If, later, a modified plot
10 plan is submitted, the modified plan shall conform to the conditions and
11 requirements of this title or any amendments in effect at the time the modified
12 plan is submitted;

13 (7) Day nurseries, provided:

14 (a) If conducted as an accessory use to a dwelling and no more than
15 twelve children are cared for at one time, including the children of the
16 resident family, under six years of age, or

17 (b) If conducted as a nursery school on the same site with a public or
18 private school or a church;

19 (8) Day nurseries subject to the issuance of a conditional use permit
20 provided the following minimum conditions are met:

21 (a) The building site contains a minimum of thirty-five thousand square
22 feet and at least two thousand square feet of site area for each child cared for,

23 (b) No more than fifty children are cared for at one time,

24 (c) Buildings, structures and play equipment areas shall not be closer
25 than thirty feet to any property line,

26 (d) Any play area is completely enclosed by a solid wall or fence not
27 less than five feet nor more than six feet in height,

28 (e) A minimum of three off-street parking spaces plus one for each
29 employee is provided,

30 (f) One stationary, nonflashing sign not exceeding sixteen square feet in
31 area shall be permitted,

32 (g) Building design, site plans and landscaping shall be of a character
33 which is appropriate for the area;

1 (9) Foster care home, twenty-four hour;

2 (10) Golf courses, private or public, including clubhouse, accessory
3 driving range, pitch and putt courses, provided:

4 (a) Any building or structure shall maintain a distance of not less than
5 fifty feet from any exterior boundary line which is a common property line
6 with "R" or "S" classified property shall be screened from such property
7 line by the erection and maintenance on such common property line of a solid
8 wall or view-obscuring fence or hedge not less than five or more than six feet
9 in height,

10 (c) No required yard or open space on the premises may be used to pro-
11 vide parking spaces for cars or vehicles,

12 (d) Where property devoted to these purposes is bounded by a street,
13 then on any street property line, no entrance-exit facilities for automobiles
14 shall be located closer than one hundred feet to a street intersection;

15 (11) Libraries (publicly-operated);

16 (12) Parks, publicly-owned and operated, provided:

17 (a) No bleachers or stadiums are permitted if the site is less than ten
18 acres, and no public amusement devices for hire are permitted,

19 (b) Any lights provided to illuminate any building or recreational area
20 shall be so arranged as to reflect the light away from any premises upon
21 which a dwelling unit is located,

22 (c) Any building or structure or service yard on the site shall maintain
23 a distance not less than fifty feet from any property line that is a common
24 property line with "R, " "S" or "A" classified property and from a public
25 street;

26 (13) Public utility facilities;

27 (a) Public utility facilities permitted by Section 21.46.140 shall in no
28 way be affected by this section,

29 (b) Public utility facilities necessary for the transmission and
30 distribution of services for the area when the facilities are located under-
31 ground below the natural grade of the site; provided, however, that surface
32 mounted transformers, telephone terminals and metering devices less than
33 five feet in height required in connection with underground services are per-

1 mitted above ground,

2 (c) Public utility facilities, such as telephone exchanges, sewage or
3 water pumping stations, electrical distribution substations, water storage
4 reservoirs or tanks necessary for the distribution of services including
5 accessory microwave transmission facilities and towers are permitted above
6 ground, but not including business offices, warehousing, storage buildings
7 or yards, service yards, sewage treatment plants or bulk gas storage or the
8 like, subject to the following minimum standards:

9 1. Any equipment or structure except architectural screens and fences
10 shall observe a distance of one foot for each one foot the equipment or
11 structure rises above the grade but in no case less than twenty feet from any
12 property line that is a common property line with a street, alley, or with
13 "R," "S" or "G" classified property

14 2. When security fences are used, they shall be supplemented with base
15 plantings of evergreen shrubs, or trees, climbing evergreen material on the
16 fences or wooden slats woven into the fence so as to minimize the industrial
17 character of such fences

18 3. An appropriate area surrounding the installation shall be landscaped
19 and maintained with paving, shrubs and ground cover consistent with surround-
20 ing residential standards

21 4. When the facilities includes bulky structures such as water towers or
22 standpipes, the landscaping shall include trees either natural or planted of
23 such size as will partially screen and effectively break up the massive
24 appearance of such structures

25 5. Landscaping shall be planted according to accepted practice in good
26 soil and maintained in good condition at all times. Landscaping shall be
27 planted as a yard improvement at or before the time of completion of the first
28 structure or within a reasonable time thereafter considering weather and
29 planting conditions

30 6. The permissible sound level measured at any common property line
31 with "R," "S" or "G" classified property shall normally not exceed sixty
32 decibels when measured with the A or 40db scale by a sound level meter
33 meeting American Standard Association Standards

1 7. Site plans, elevation and landscape plans shall be submitted and
2 approved by the building ((department)) division prior to the issuance of a
3 building permit. The building ((department)) division may require the posting
4 of a surety bond guaranteeing to the county the installation and improvement of
5 the site in accordance with the approved screening and landscape plans in an
6 amount estimated to be equal to the cost of such screening and landscaping;

7 (14) Recreational facilities, community and noncommercial, including
8 club house facilities, subject to the issuance of a conditional use permit,
9 provided the following minimum conditions are conformed to:

10 (a) A solid wall or view-obscuring fence or hedge not less than five feet
11 nor more than six feet in height shall be erected and maintained on any
12 exterior boundary line which is a common property line with "R", "S" or "G"
13 classified property, except that on any portion of the common property line
14 constituting the depth of the required front yard on the adjoining "R," "S" or
15 "G" classified property such wall, fence or hedge shall not be less than
16 thirty-six inches nor more than forty-two inches in height. Wherever a six
17 foot wall, fence or hedge is permitted, open, wire mesh screens may be
18 erected to heights greater than six feet where needed for protective purposes,

19 (b) Any building or structure on the site shall maintain a distance not less
20 than twenty-five feet from any abutting "R," "S" or "G" classified property,

21 (c) Any lights provided to illuminate any building or recreational area
22 shall be so arranged as to reflect the light away from any premises upon which
23 a dwelling unit is located,

24 (d) The site shall be located upon, or have adequate access to a public
25 thoroughfare;

26 (15) Schools, elementary, junior high and high and junior colleges,
27 public or parochial, provided the following conditions are conformed to:

28 (a) No less than the following minimum site areas shall be provided:

- 29 1. For elementary schools ----- 5 acres
- 30 2. For junior high schools ----- 10 acres
- 31 3. For senior high schools ----- 15 acres
- 32 4. For junior colleges ----- 20 acres

33 (b) ~~((And-buildings-or))~~ Any buildings or structures on the site

1 shall maintain all yards required in the area district in which the site is
2 located as identified on the zoning map,

3 (c) All buildings and structures shall maintain a distance not less than
4 thirty feet from any property line that is a common property line with "R,"
5 "S" or "A" classified property,

6 (d) All buildings, including accessory buildings and structures, shall
7 not cover more than forty percent of the area of the site;

8 (e) The following signs only are permitted:

- 9 1. One sign, lighted or unlighted, on the outside wall of the main build-
10 ing and parallel thereto, having an area not greater than forty square feet
11 2. A detached reader board sign having an area no greater than fifty
12 square feet, lighted or unlighted, and on which both faces may be utilized
13 3. A detached sign, lighted or unlighted, totalling not more than twenty
14 square feet and on which both faces may be utilized, such sign being securely
15 mounted on the ground and the top of which sign shall be not more than six
16 feet above natural grade. On corner and reverse corner lots one such sign
17 may be placed facing each street;

18 (16) Signs, only the following (except as provided for churches(~~(-)-(-)~~)
19 and schools:

20 (a) Name plates not exceeding two square feet in area containing the
21 name of the occupant of the premises,

22 (b) One unlighted sign not exceeding six square feet in area pertaining
23 only to the sale, lease or hire of only the particular building, property or
24 premises upon which displayed,

25 (c) One unlighted identification sign not more than twelve square feet
26 in area provided such sign shall not extend into any required yard or open
27 spaces on the lot or site;

28 (17) Uses on transitional lots.

29 A two-family dwelling when the lot or building site upon which it is
30 located has a side line abutting a lot or lots classified for RM-2400, RM 1800,
31 RM 900, "B," "C" or "M" purposes, whether or not an alley intervenes. In
32 no case shall the property used for such two-family dwelling consist of more
33 than one lot or exceed a width of ninety feet, whichever is the least, nor be

1 used to a depth greater than the extent to which the side property line is
2 common with property classified for such heavier uses;

3 (18) Planned unit development as provided in Chapter 21.56;

4 (19) Unclassified uses as provided in Chapter 21.44;

5 (20) Home occupation; provided the home occupation:

6 (a) Is carried on exclusively by a member or members of a family
7 residing in the dwelling unit;

8 (b) Is clearly incidental and secondary to the use of the property for
9 dwelling purposes, with the floor area devoted to the home occupation not
10 exceeding twenty percent of the living area of the dwelling unit;

11 (c) Has no display or sign not already permitted in the zone;

12 (d) Has no outside storage nor other exterior indication of the home
13 occupation or variation from the residential character of the property;

14 (e) Does not require the truck delivery or pickup, nor the installation
15 of heavy equipment, large power tools or power sources not common to a
16 residential dwelling;

17 (f) Does not create a level of noise, vibration, smoke, dust, odors,
18 heat or glare beyond that which is common to a residential area; and

19 (g) Does not create a level of parking demand beyond that which is
20 normal to a residential area.

21 INTRODUCED AND READ for the first time this 23rd day of

22 December, 1974.

23 PASSED this 20th day of January,

24 1975.

25 KING COUNTY COUNCIL
26 KING COUNTY, WASHINGTON

27 Bill Ream
28 Chairman

29 ATTEST:

30 Dorothy M. Amundson
31 Clerk of the Council

32 APPROVED this 23^d day of January, 1975.

33 John DeFollman
King County Executive