

1 April 5, 1977

Introduced by: BERNICE STERN

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3 77-325.
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8 ORDINANCE NO. 3293

9 AN ORDINANCE relating to the zoning code, adding automobile
10 impound yards as a permitted use in the C-G General Commercial
11 zone with certain restrictions; reorganizing and modifying the uses
12 currently permitted in the C-G classification; repealing Resolution
25789, Section 1501, and Resolution 32847 (part), and KCC 21.30.020
and 060.

13 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

14 SECTION 1. Resolution 25789, Section 1501, and Resolution 32847 (part),
15 and KCC 21.30.020 and 060 are each repealed, and the following substituted.

16 NEW SECTION. SECTION 2. Permitted Uses, Retail Sales and Services.

17 In a C-G zone the following retail sales and service uses are permitted:

- 18 (1) Any use permitted in the B-N and B-C classification, except;
- 19 (a) Churches
- 20 (b) Private clubs, fraternal societies, fraternities, sororities and
21 lodges, except those the chief activity of which is a service
22 customarily carried on as a business; however, any use per-
23 mitted to locate in a B-C zone which is subject to restrictions
24 as to location with reference to schools, parks and playgrounds
25 and any use requiring a conditional use permit shall be subject
26 to the same restrictions and limitations in the classification;
- 27 (2) Ambulance service;
- 28 (3) Auction houses or stores, but excluding vehicles and livestock;
- 29 (4) Automobile carwash establishments;
- 30 (5) Automobile sales, new and used;
- 31 (6) Automobile trailer sales, new and used;

- 1 (7) Blueprinting and photostating;
- 2 (8) Boat sales, new and used;
- 3 (9) Building materials stores and yards, retail only, provided any wall
- 4 on a property line common with "R" classified property required
- 5 by KCC 21.30.060 shall be not less than eight feet in height;
- 6 (10) Furniture repair and upholstery;
- 7 (11) Glass staining and leading studios;
- 8 (12) Saw and mower sharpening;

9 NEW SECTION. SECTION 3. Permitted uses, Assembly, Fabrication

10 and Heavy Repair. In a C-G zone the following assembly, fabrication and
 11 heavy repair uses are permitted:

- 12 (1) Assembly of appliances, such as
 - 13 (a) Electronic instruments and devices
 - 14 (b) Radios, phonographs and televisions, including manufacture
 - 15 of small parts such as coils;
- 16 (2) Boat building for craft not exceeding forty-eight feet in length;
- 17 (3) Boat repairing;
- 18 (4) Book binding;
- 19 (5) Cabinet shop or carpenter shop;
- 20 (6) Ceramic products, manufacture of, including figurines (but not
- 21 including bricks, drain, building or conduit tile), using only
- 22 previously pulverized clay and batch kilns as distinguished from
- 23 shuttle, tunnel or beehive kilns, and such batch kilns shall not exceed
- 24 a total capacity of one hundred thirty cubic feet;
- 25 (7) Electric or neon sign manufacturing, servicing and repairing;
- 26 (8) Glass edging, beveling and silvering in connection with the sale of
- 27 mirrors and glass decorated furniture;
- 28 (9) Household appliance and tool repair;
- 29 (10) Kitchen and laundry appliance repair, provided any outside storage
- 30 areas are screened with a solid wall or view obscuring fence or hedge
- 31 not less than six feet in height;

- 1 (11) Laboratories;
- 2 (12) Machine shop, with no automatic screw machine, or punch press
- 3 over five tons;
- 4 (13) Paint shop (painting contractor);
- 5 (14) Printing establishments;
- 6 (15) Plumbing shops;
- 7 (16) Tire rebuilding, recapping and retreading;

8 NEW SECTION. SECTION 4. Permitted Uses, Wholesaling, Distribution
9 and Storage. In a C-G zone the following wholesaling, distribution and
10 storage uses are permitted:

- 11 (1) Wholesale business and accessory storage;
- 12 (2) Distribution centers for home deliveries (storage and loading of
- 13 retail delivery trucks from underground fuel storage);
- 14 (3) Frozen food or cold storage lockers;
- 15 (4) Garages, public parking (including auto repair and storage when
- 16 in an entirely enclosed building);
- 17 (5) Automobile impound yards for the temporary storage of damaged,
- 18 abandoned or otherwise impounded automobiles; provided, that:
 - 19 (a) The automobile storage area shall be enclosed by a solid
 - 20 wall or view obscuring fence, of at least six feet in
 - 21 height, which shall be landscaped with a minimum of five
 - 22 foot wide planting strip and such landscaping as may be
 - 23 necessary to minimize adverse impact on neighboring
 - 24 properties;
 - 25 (b) Automobile wrecking, automobile wrecking yards, or the
 - 26 use of stored automobiles for spare parts, shall be
 - 27 prohibited.
- 28 (6) Kennels, commercial, provided all run areas shall be completely
- 29 surrounded by an eight foot solid wall or fence;
- 30 (7) Moorage, commercial, including boat repairing, subject to the
- 31 applicable regulations of the Shoreline Management Master
- 32 Program;
- 33 (8) Parcel service delivery;

- 1 (9) Storage and handling of household goods;

2 NEW SECTION. SECTION 5. Permitted Uses, Accessory, and Restricted.

3 In a C-G zone, the following accessory and restricted uses are permitted.

- 4 (1) Accessory buildings and uses customarily incidental to any of
5 the uses permitted in this chapter when located on the same
6 site with the main building;
- 7 (2) Trailer parks, provided
- 8 (a) The minimum site area for a trailer park shall be not less
9 than three acres;
- 10 (b) There shall be at least two thousand square feet of site
11 area per trailer space;
- 12 (c) The property used for a trailer park shall have access
13 from a major or secondary arterial;
- 14 (d) Driveways shall not be closer than fifty feet to a street
15 intersection measured from the street line established by
16 an official control for either of the streets at the inter-
17 section;
- 18 (e) A solid wall or view obscuring fence or hedge not less than
19 five feet nor more than six feet in height shall be established
20 and maintained across the full width of the site and the wall,
21 fence or hedge shall be located on, or to the rear of, the
22 rear line of the required front yard; on corner lots and
23 reverse corner lots such a wall, fence, or hedge shall also
24 be installed and maintained along the side street side of the
25 site, and shall observe the required yard on such side street
26 side;
- 27 (f) A solid wall or view obscuring fence or hedge not less than
28 five feet nor more than six feet in height shall be established
29 and maintained on any exterior boundary line which is a common
30 property line with "R" classified property;
- 31 (g) If there be any openings in the required wall, fence or hedge
32 for driveway purposes, such openings shall not be wider than
33 thirty feet;

- (h) No residence shall be permitted on the trailer park site except one residence for the owner or manager of the trailer park;
- (i) The trailer park must meet all requirements of the health department covering the establishment of mobile home parks;
- (j) A surety bond guaranteeing to the county the installation of walls, fences or hedges required herein is posted prior to the issuance of any permits to construct the park;
- (3) Planned unit development as provided in Chapter 21.56;
- (4) Unclassified use as provided in Chapter 21.44;

INTRODUCED AND READ for the first time this 18th day of April, 1977.

PASSED at a regular meeting of the King County Council this 11th day of July, 1977.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Mike Lury
Chairman

ATTEST:

Janet M. Quinn
Deputy Clerk of the Council

APPROVED this 12th day of July, 1977.

[Signature]
King County Executive