

2/8/78

INTRODUCED BY: GARY GRANT

PROPOSED NO. 78-122

ORDINANCE NO. 3633

AN ORDINANCE RELATING TO THE ZONING CODE;  
CHANGING THE AIRCRAFT HANGAR SIZE; AMENDING  
ORDINANCE 3144, SECTION 3 AND KING COUNTY  
CODE 21.08.025.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. ORDINANCE 3144, SECTION 3 AND KING COUNTY  
CODE 21.08.025 IS AMENDED AS FOLLOWS:

THE FOLLOWING ACCESSORY USES ONLY ARE PERMITTED IN AN  
RS ZONE WHEN A RESIDENTIAL USE AS PERMITTED IN SECTION  
21.08.020 HAS BEEN ESTABLISHED ON THE SUBJECT PROPERTY:

(1) ACCESSORY LIVING QUARTERS;

(2) PRIVATE GARAGES DESIGNED TO ACCOMMODATE NOT MORE  
THAN FOUR CARS;

(3) SMALL ANIMALS (HOUSEHOLD PETS) NOT TO EXCEED THREE  
IN ANY COMBINATION THEREOF, WHEN KEPT ON THE SAME LOT AS  
THE RESIDENCE OF THE OWNERS OF SUCH PETS;

(4) LODGERS LIMITED TO TWO;

(5) PRIVATE DOCKS (ONE ONLY PER DWELLING UNIT) AND  
MOORING FACILITIES FOR THE SOLE USE OF OCCUPANTS OF THE  
PREMISES TO ACCOMMODATE PRIVATE NONCOMMERCIAL PLEASURE CRAFT.

DOCKS AND MOORINGS SHALL BE ACCESSORY TO THE PRIMARY USE  
ON THE PROPERTY TO WHICH THEY ARE CONTIGUOUS, PROVIDED:

(A) STRUCTURES SHALL CONFORM TO THE APPLICABLE PRO-  
VISIONS OF THE SHORELINE MANAGEMENT MASTER PROGRAM;

(B) NO PART OF THE STRUCTURE SHALL EXTEND MORE THAN  
SIXTEEN FEET ABOVE THE MEAN HIGH WATER LEVEL;

(C) NO STRUCTURE SHALL BE LOCATED CLOSER TO A PROPERTY  
SIDE LINE, OR PROPERTY SIDE LINE EXTENDED, THAN FIFTEEN FEET  
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 DEPARTMENT OF RECORDS AND ELECTIONS OF WHICH A COPY  
MUST ACCOMPANY AN APPLICATION FOR A BUILDING PERMIT;

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1 (D) THE TOTAL AREA OF MOORAGE SHALL NOT EXCEED SIX  
2 HUNDRED SQUARE FEET;

3 (E) COVERED MOORAGES SHALL ABUT UPON THE NATURAL  
4 SHORELINE;

5 (F) SUCH STRUCTURE SHALL NOT HAVE A WIDTH GREATER THAN  
6 FIFTY PERCENT OF THE WIDTH OF THE LOT AT THE NATURAL SHORE-  
7 LINE UPON WHICH IT IS LOCATED;

8 (G) ANY BOAT USING SUCH MOORAGE SHALL NOT BE USED AS  
9 A PLACE OF RESIDENCE WHEN SO MOORED;

10 (6) FOSTER FAMILY DAY CARE HOME, TWENTY-FOUR HOURS;

11 (7) GREENHOUSE, PRIVATE AND NONCOMMERCIAL, FOR PROPA-  
12 GATION AND CULTURE ONLY, WITH NO SALES FROM THE PREMISES  
13 PERMITTED;

14 (8) RADIO TOWER, AMATEUR;

15 (9) SWIMMING POOLS AND OTHER RECREATIONAL FACILITIES  
16 FOR THE SOLE USE OF OCCUPANTS OF PREMISES AND THEIR GUESTS;

17 (10) DAY NURSERIES; ACCESSORY TO A DWELLING WHERE NO  
18 MORE THAN TWELVE CHILDREN ARE CARED FOR AT ONE TIME, INCLUDING  
19 THE CHILDREN OF THE RESIDENT FAMILY, UNDER SIX YEARS OF AGE;

20 (11) HOME OCCUPATION; PROVIDED THE HOME OCCUPATION

21 (A) IS CARRIED ON EXCLUSIVELY BY A MEMBER OR MEMBERS  
22 OF A FAMILY RESIDING IN THE DWELLING UNIT;

23 (B) IS CLEARLY INCIDENTAL AND SECONDARY TO THE USE  
24 OF THE PROPERTY FOR DWELLING PURPOSES WITH THE FLOOR AREA  
25 DEVOTED TO THE HOME OCCUPATION NOT EXCEEDING TWENTY PERCENT  
26 OF THE LIVING AREA OF THE DWELLING UNIT;

27 (C) HAS NO DISPLAY OR SIGN NOT ALREADY PERMITTED IN  
28 THE ZONE,

29 (D) HAS NO OUTSIDE STORAGE NOR OTHER EXTERIOR INDICATION  
30 OF THE HOME OCCUPATION OR VARIATION FROM THE RESIDENTIAL  
31 CHARACTER OF THE PROPERTY;

32 (E) DOES NOT REQUIRE TRUCK DELIVERY OR PICKUP, NOR  
33 THE INSTALLATION OF HEAVY EQUIPMENT, LARGE POWER TOOLS OR

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POWER SOURCES NOT COMMON TO A RESIDENTIAL DWELLING;

(F) DOES NOT CREATE A LEVEL OF NOISE VIBRATION, SMOKE, DUST, ODORS, HEAT OR GLARE BEYOND THAT WHICH IS COMMON TO A RESIDENTIAL AREA, AND

(G) DOES NOT CREATE A LEVEL OF PARKING DEMAND BEYOND THAT WHICH IS NORMAL TO A RESIDENTIAL AREA;

(H) DOES NOT INCLUDE AUTOMOBILE, TRUCK OR HEAVY EQUIPMENT REPAIR, BODY WORK OR PAINTING; NOR PARKING OR STORAGE OF HEAVY EQUIPMENT INCLUDING TRUCKS OF OVER ONE-TON LOAD CAPACITY, NOR STORAGE OF BUILDING MATERIALS SUCH AS LUMBER, PLASTERBOARD, PIPE, PAINT AND THE LIKE, FOR USE ON OTHER PREMISES;

(12) ONE NAMEPLATE NOT EXCEEDING TWO SQUARE FEET IN AREA CONTAINING THE NAME OF THE OCCUPANT OF THE PREMISES;

(13) AIRCRAFT HANGAR, PROVIDED:

(A) NO AIRCRAFT SALES, SERVICE, REPAIR, CHARTER OR RENTAL SHALL BE PERMITTED ON THE PREMISES; NOR SHALL STORAGE OF ANY AIRCRAFT ON THE PREMISES FOR SUCH PURPOSES BE PERMITTED.

(B) ONLY ONE SINGLE OR TWIN-ENGINE NONCOMMERCIAL AIRCRAFT (EXCLUDING HELICOPTERS) SHALL BE ACCOMODATED ON THE PREMISES.

(C) NO AVIATION FUEL EXCEPT THAT CONTAINED IN THE TANK OR TANKS OF THE AIRCRAFT ITSELF SHALL BE STORED ON THE PREMISES.

(D) NO HANGAR SHALL BE ALLOWED EXCEPT ON LOTS WHICH ABUT, OR HAVE A LEGAL ACCESS WHICH IS NOT A COUNTY RIGHT-OF-WAY TO A LANDING FIELD IN CONFORMANCE WITH CHAPTER 21.44;

(E) NO HANGAR CONSTRUCTED PURSUANT TO THIS SECTION SHALL EXCEED TWENTY FEET IN HEIGHT ABOVE AVERAGE GRADE, NOR HAVE A GROSS AREA EXCEEDING ((ONE-THOUSAND-SIX-HUNDRED SQUARE-FEET)) THREE-THOUSAND SQUARE FEET;

(14) BEEHIVES, LIMITED TO FOUR, PROVIDED:

(A) COLONIES SHALL BE MAINTAINED IN MOVABLE-FRAME

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HIVES AT ALL TIMES;

(B) ADEQUATE SPACE SHALL BE MAINTAINED IN EACH HIVE TO PREVENT OVER-CROWDING AND SWARMING;

(C) COLONIES SHALL BE RE-QUEENED FOLLOWING ANY SWARMING OR AGGRESSIVE BEHAVIOR;

(D) ALL COLONIES SHALL BE REGISTERED WITH THE COUNTY AGRICULTURAL EXTENSION AGENT PRIOR TO APRIL 1ST OF EACH YEAR; STATE REGISTRATION FORM IS ACCEPTABLE FOR USE WITH THE COUNTY.

(E) HIVES SHALL NOT BE LOCATED WITHIN TWENTY-FIVE (25) FEET OF ANY PROPERTY LINE, EXCEPT:

(I) WHEN SITUATED EIGHT FEET OR MORE ABOVE ADJACENT GROUND LEVEL, OR

(II) WHEN SITUATED LESS THAN SIX FEET ABOVE ADJACENT GROUND LEVEL AND BEHIND A SOLID FENCE OR HEDGE SIX FEET IN HEIGHT PARALLEL TO ANY PROPERTY LINE WITHIN TWENTY-FIVE FEET OF THE HIVE AND EXTENDING AT LEAST TWENTY FEET BEYOND THE HIVE IN BOTH DIRECTIONS;

(F) BEES LIVING IN TREES, BUILDINGS, OR ANY OTHER SPACE EXCEPT IN MOVABLE FRAME HIVES; ABANDONED COLONIES; OR DISEASED BEES SHALL CONSTITUTE A PUBLIC NUISANCE, AND SHALL BE ABATED AS SET FORTH IN KING COUNTY CODE 21.69;

(G) LOTS CONTAINING MORE THAN FIFTEEN THOUSAND SQUARE FEET BUT LESS THAN THIRTY-FIVE THOUSAND SQUARE FEET OF AREA MAY HAVE UP TO SIXTEEN BEEHIVES;

(H) LOTS CONTAINING THIRTY-FIVE THOUSAND SQUARE FEET OR MORE SHALL BE LIMITED TO FIFTY BEEHIVES.

INTRODUCED AND READ FOR THE FIRST TIME THIS 14th DAY OF February, 1978.  
PASSED THIS 20th DAY OF March, 1978.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Bernard Stern  
CHAIRMAN

ATTEST:

Ronny M. Quinn  
DEPUTY CLERK OF THE COUNCIL

APPROVED THIS 21st DAY OF March, 1978

[Signature]  
KING COUNTY EXECUTIVE

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