

April 5, 1978

Introduced by: Bernice Stern

78-4

ORDINANCE NO. 3678

AN ORDINANCE relating to zoning; clarifying the setback requirements for stables, pens, or other structures used to house or contain livestock in the Suburban Estate zone; amending Ordinance 3462, Section 5, and KCC 21.18.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3462, Section 5, and KCC 21.18.020

are each amended to read as follows:

In an S-E 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 the general provisions and exceptions set forth in this title beginning with Chapter 21.46.

(1) Any use permitted in the RS classification under the same conditions set forth in such classification, except that the lot area, yard and open space requirements set forth in this classification shall apply;

(2) Agricultural crops, provided no retail sales of products are permitted on the premises for parcels less than (~~five~~) one acre(~~s~~);

(3) Accessory buildings and uses, including the following:

(a) Private stables, provided such buildings or structures shall not be located closer than thirty-five feet to any boundary line or closer than forty-five feet to any building containing a dwelling unit or accessory living quarters on the same premises and provided further that there shall be no open-air storage of manure, hay, straw, shavings or similar organic material closer than thirty-five feet to any property boundary line or closer than forty-five feet to any dwelling unit or accessory living quarters on the same premises;

(b) Greenhouses provided no retail sales are permitted on the premises for parcels of less than (~~five~~) one acre(~~s~~);

(c) Marketing of agricultural products produced on-site

1 or on immediately adjacent properties, provided the site on which
 2 the stand is located is (~~five~~) one acre(~~s~~) or larger, and
 3 only one stand to be used for such purposes, and such stand shall
 4 not have more than three hundred square feet of floor area, and
 5 shall not be located in any required yard or open space;

6 (~~4~~) ~~Day nurseries, provided,~~

7 (~~a~~) ~~If conducted as an accessory use to a dwelling and~~
 8 ~~no more than six children are cared for at one time, or~~

9 (~~b~~) ~~If conducted as a nursery school on the same site~~
 10 ~~with a public or private school or church,~~

11 (~~5~~) ~~Day nurseries subject to the issuance of a conditional~~
 12 ~~use permit provided the following minimum conditions are met:~~

13 (~~a~~) ~~The building site contains a minimum of thirty-~~
 14 ~~five thousand square feet and at least two hundred square feet of~~
 15 ~~site area for each child cared for,~~

16 (~~b~~) ~~No more than fifty children are cared for at one~~
 17 ~~time,~~

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

20 (~~d~~) ~~Any play area is completely enclosed by a solid~~
 21 ~~wall or fence not less than five feet or more than six feet in~~
 22 ~~height,~~

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

25 (~~f~~) ~~One stationary, non-flashing sign not exceeding~~
 26 ~~sixteen square feet in area shall be permitted,~~

27 (~~g~~) ~~Building design, site plans and landscaping shall~~
 28 ~~be of a character which is appropriate for the area,~~)

29 (~~6~~) (4) Livestock, (~~but not including swine~~) provided:

30 (a) No more than one (~~such animal~~) horse, cow, steer,
 31 or swine or five sheep or goats, excluding sucklings, for each
 32 one-half acre of the total site area shall be permitted except
 33 there shall be no limit on horses kept in a public stable;

1 (b) Fee boarding of other's livestock shall be
2 accessory to a residence on the subject property and the total
3 number of animals, including those owned by the occupants of the
4 premises shall not exceed one (~~animal~~) horse, cow, steer, or
5 swine or five sheep or goats for each one-half acre of the site;

6 (c) Any building, pen or structure used to house,
7 confine or feed such animals shall not be located closer than
8 (~~seventy~~) thirty-five feet (~~and in the case of goats no closer~~
9 ~~than one hundred fifty feet~~) to any boundary property line nor
10 closer than forty-five to any building containing a dwelling unit
11 or accessory living quarters on the same premises;

12 (d) Swine shall be permitted only on a site with a
13 minimum area of three acres which shall not be further subdivided,
14 and any building, pen or structure used to house, confine or
15 feed swine shall not be located closer than one hundred feet to
16 any property line nor closer than forty-five feet to any building
17 containing a dwelling unit or accessory living quarters on the
18 same premises;

19 (~~7~~) (5) Public stables, on a minimum of ten acres, provided:

20 (a) Any stable, arena, or barn shall be located no
21 closer than seventy-five feet to any boundary property line or
22 closer than forty-five feet to any building containing a dwelling
23 unit on the same premises (however, one barn or stable building
24 may contain a caretaker's accessory living quarters);

25 (b) Any corrals or exercise yards shall maintain a
26 distance of not less than thirty-five feet from any building
27 containing a dwelling unit or accessory living quarters on the
28 same premises;

29 (c) There shall be no open-air storage or manure, hay,
30 straw, shavings or similar organic material closer than thirty-
31 five feet to any property line or closer than forty-five feet to
32 any dwelling unit or accessory living quarters;

33 (d) When a parking area is located adjacent to any

1 property line, a ten foot strip adjacent to such property line
2 shall be landscaped with evergreen shrubs, bushes or trees, which
3 shall be maintained at a height of not less than five feet.
4 Said landscaping shall be planted according to accepted practice
5 and maintained in good condition at all times. Existing vege-
6 tation on the site may be used to help meet this requirement,
7 provided that it is a part of a site plan approved by the Build-
8 ing and Land Development Division and is maintained in good
9 condition along with any required new plantings;

10 (e) Any outside area lighting shall be installed in
11 such a way as to prevent glare from affecting adjacent streets
12 and residences;

13 (f) One unlighted sign, up to sixteen square feet in
14 size, shall be permitted;

15 (~~4~~) (6) Raising of poultry, chicken, squab and rabbits,
16 provided:

17 (a) No more than thirty in total of such fowl or
18 animals per acre may be kept on the premises;

19 (b) Any birds kept on the premises shall be confined
20 within an aviary;

21 (c) Any building, pen, aviary or structure used to
22 house or contain such fowl and animals shall not be located
23 closer than thirty-five feet to any boundary property line of the
24 premises, or closer than forty-five feet to any building contain-
25 ing a dwelling unit or accessory living quarters on the same
26 premises;

27 (~~4~~) (7) Raising of hamsters, nutria and chinchilla for
28 commercial purposes provided:

29 (a) No more than one hundred of such animals per acre
30 may be kept on the premises;

31 (b) Any buildings, pens, cages or structures used to
32 contain or house such animals shall not be located closer than
33 thirty-five feet to any building containing a dwelling unit or

1 accessory living quarters on the same premises;

2 (~~10~~) (8) Sign, as follows:

3 (a) One unlighted identification sign not exceeding
4 two square feet in area containing the name of the occupant of
5 the premises;

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

10 (~~11~~) (9) Any other use permitted in an "A" zone and
11 subject to the same restrictions, provided that the subject
12 property must be at least ten acres in size, and may not be
13 subdivided if the subdivision will result in the use being on a
14 site under ten acres in size, and excluding the following uses:

15 (a) Food processing plants and facilities, and feed,
16 seed and fertilizer sales;

17 (b) On-site processing of harvested forest products;

18 (c) Housing facilities to accommodate agricultural
19 employees;

20 (~~12~~) (10) Rental stables, subject to a conditional use
21 permit, provided:

22 (a) the site must be large enough to contain the
23 riding area or trail system;

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1 (~~13~~) (11) Planned unit development as provided in
2 Chapter 21.56.

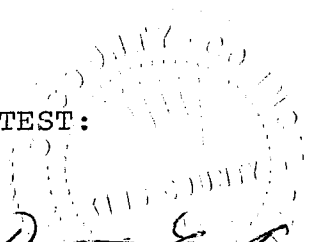
3 (~~14~~) (12) Unclassified uses as provided in Chapter 21.44.
4 INTRODUCED AND READ for the first time this 9th day
5 of January, 1978.

6 PASSED this 24th day of April, 1978.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Bernice Stuenkel
10 Chairman

11 ATTEST:

12 
13 Dorothy B. Owens DEPUTY
14 Clerk of the Council

15 APPROVED this 2d day of May, 1978.

16 [Signature]
17 King County Executive
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