

1 June 10, 1980

Introduced by: Gary Grant
Proposed Ordinance No.: 80-375

2
3 ORDINANCE NO. 5002

4 AN ORDINANCE relating to landscaping require-
5 ments; amending Ordinance 3144, Section 4, and
6 KCC 21.08.030; amending Ordinance 3144, Section
7 6, and KCC 21.08.040; amending Resolution 25789,
8 Section 601, and KCC 21.12.020; amending Resolu-
9 tion 25789, Section 701, and KCC 21.14.020;
10 amending Resolution 25789, Section 801, and KCC
11 21.16.020; amending Ordinance 3677, Section 2,
12 and KCC 21.20.020; amending Ordinance 3594,
13 Section 3, and KCC 21.22.025; amending Resolution
14 25789, Section 1302, and KCC 21.26.030; amending
15 Resolution 25789, Section 1402, and KCC 21.28.030;
16 amending Ordinance 3293, Section 2, and KCC
17 21.30.015; amending Ordinance 3293, Section 5,
18 and KCC 21.30.028; amending Resolution 25789,
19 Section 1502, and KCC 21.30.030; amending Resolu-
20 tion 25789, Section 1602, and KCC 21.32.030;
21 amending Resolution 25789, Section 1702, and
22 KCC 21.34.030; amending Resolution 25789, Section
23 2102, and KCC 21.42.030; and amending Ordinance
24 4461, Section 2, and KCC 20.24.080.

15 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

16 SECTION 1. Ordinance 3144, Section 4 and KCC 21.08.030

17 are each hereby amended to read as follows:

18 Permitted uses - Primary nonresidential. The following
19 nonresidential uses only are permitted outright in an RS zone,
20 subject to the off-street parking requirements, landscaping
21 requirements, and the general provisions and exceptions set
22 forth in this title beginning with Chapter 21.46, and subject
23 to the provisions of the King County shoreline management master
24 program where applicable:

25 (1) Art galleries and museums, when located in a public
26 park or on a private school site;

27 (2) Cemeteries which were legally in existence prior to the
28 effective date of the adoption of this title;

29 (3) Churches, providing the following conditions are con-

1 more than forty percent of the area of the site.

2 (B) Buildings and structures on the site shall not be
3 closer than thirty feet to any property line, except that a
4 detached one-family dwelling on such site need conform only to
5 the yard requirements and required distance between buildings
6 as prescribed for residences by this chapter.

7 (C) The height limits of the RS classification shall apply,
8 except that the height shall be measured to the mean height of
9 the roof.

10 (D) On interior lots, the required side yards may be used
11 to provide off-street parking areas and on corner lots the in-
12 terior side yards may be similarly used. Under no circumstances
13 may the required front yard or the side yard on the side street
14 be used for off-street parking.

15 ~~(E) Where areas devoted to off-street parking are conti-~~
16 ~~guous to residentially classified property, on the property line~~
17 ~~common with such residentially classified property there shall~~
18 ~~be erected and maintained a solid wall or view obscuring fence~~
19 ~~or hedge not less than five feet nor more than six feet in~~
20 ~~height. Such walls or fences may be built progressively as the~~
21 ~~parking facilities are installed.)~~

22 ~~(F)~~ (E) All lights provided to illuminate any parking
23 area or building on such site shall be so arranged as to direct
24 the light away from any adjoining premises.

25 ~~(G)~~ (F) Church sites shall abut and be accessible from at
26 least one public street having two moving traffic lanes and a
27 dedicated width that will permit not less than a thirty-six-
28 foot roadway.

29 ~~(H)~~ (G) The following signs shall be installed on all

1 (ii) A detached sign having an area of not more than
2 twenty square feet and on which both faces may be utilized, such
3 sign being securely mounted on the ground on supports and the
4 top of which sign shall be not more than six feet above the
5 natural level of the ground upon which it rests. On corner
6 and reverse corner lots one such sign may be placed facing each
7 street;

8 (iii) A detached readerboard sign having an area no greater
9 than fifty square feet, lighted or unlighted, and on which both
10 faces may be utilized.

11 (~~+~~) (H) For purposes of determining conformance to the
12 foregoing conditions and the parking requirements, a plot plan
13 showing ultimate location and use of all buildings, location of
14 signs, location and amount of off-street parking areas, location
15 and adequacy of ingress to and egress from parking areas, land-
16 scaping and sketches to scale showing the building elevations
17 and floor space to be devoted to seating or assembly purposes,
18 shall be filed with and approved by the Building and Land
19 Development Division prior to the issuance of any building
20 permit and thereafter the issuance of building permits shall be
21 governed by and conform to the approved plot plan. If, later,
22 a modified plot plan is submitted, the modified plan shall con-
23 form to the conditions and requirements of this title or any
24 amendments in effect at the time the modified plan is submitted;

25 (4) Golf courses, private or public, including clubhouse,
26 accessory driving range, pitch and putt courses, provided:

27 (A) All buildings or structures shall maintain a distance
28 of not less than fifty feet from any property boundary line and

1 ~~on such common property line of a solid wall or view-obscuring~~
2 ~~fence or hedge not less than five or more than six feet in~~
3 ~~height.)~~

4 (+E) (B) No required yard or open space on the premises
5 may be used to provide parking spaces for cars or vehicles.

6 (+D) (C) Where property devoted to these purposes is
7 bounded by a street, then on any street property line no entrance-
8 exit facilities for automobiles shall be located closer than one
9 hundred feet from a street intersection;

10 (5) Libraries, publicly operated;

11 (6) Parks, publicly owned and operated, provided:

12 (A) No bleachers or stadiums are permitted if the site
13 is less than ten acres, and no public amusement devices for
14 hire are permitted.

15 (B) Any lights provided to illuminate any building or
16 recreational area shall be so arranged as to reflect the light
17 away from any premises upon which a dwelling unit is located.

18 (C) All buildings or structures or service yards on the
19 site shall maintain a distance not less than fifty feet from any
20 property line and from any public street;

21 (7) Schools, elementary, junior high and high, and junior
22 colleges, public or parochial; provided the following conditions
23 are conformed to:

24 (A) No less than the following minimum site areas shall be
25 provided:

26 (i) For elementary schools, five acres,

27 (ii) For junior high schools, ten acres,

28 (iii) For senior high schools, fifteen acres,

29 (iv) For junior colleges, ...

1 structures, shall not cover more than forty percent of the area
2 of the site.

3 (D) The following signs only are permitted:

4 (i) One sign, lighted or unlighted, on the outside wall
5 of the main building and parallel thereto, having an area not
6 greater than forty square feet;

7 (ii) A detached sign, lighted or unlighted, totalling not
8 more than twenty square feet and on which both faces may be
9 utilized, such sign being securely mounted on the ground and the
10 top of which sign shall be not more than six feet above natural
11 grade. On corner and reverse corner lots one such sign may be
12 placed facing each street;

13 (8) Signs, only the following (except as provided for
14 churches and schools):

15 (A) One nameplate not exceeding two square feet in area
16 containing the name of the occupant of the premises;

17 (B) One unlighted sign not exceeding six square feet in
18 area pertaining only to the sale, lease or hire of only the
19 particular building, property or premises upon which displayed
20 (including a vacant lot or parcel);

21 (C) An unlighted permanent community identification sign
22 in connection with a subdivision or planned unit development
23 provided:

24 (i) A maximum of two signs shall be permitted per sub-
25 division or planned unit development.

26 (ii) Each sign shall not exceed forty-two inches in height.

27 (iii) Each sign shall not exceed twenty square feet in area.

28 (iv) Each sign shall be residential in character.

29 (v) Each sign shall not reduce sight distance at inter-

1 right-of-way with the approval of the Department of Public Works.
 2 In no event shall the county assume maintenance or liability
 3 responsibility for such signs;

4 (9) Unclassified uses, as provided in Chapter 21.44.

5 SECTION 2. Ordinance 3144, Section 6 and KCC 21.08.040
 6 are each hereby amended to read as follows:

7 Conditional uses. In an RS zone the following conditional
 8 uses only are permitted, subject to the restrictions of this
 9 section, the off-street parking requirements, landscaping re-
 10 quirements, and the general provisions and exceptions set forth
 11 in this title beginning with Chapter 21.46, Chapter 21.58, and
 12 the provisions of the King County Shoreline management master
 13 program, where applicable:

14 (1) Recreational facilities, community noncommercial,
 15 including clubhouse facilities, provided:

16 ~~(A) A solid wall or view-obscuring fence or hedge not less~~
 17 ~~than five feet nor more than six feet in height shall be erected~~
 18 ~~and maintained on any exterior boundary line which is a common~~
 19 ~~property line with R7-S7 or G classified property. --Wherever a~~
 20 ~~six-foot wall, fence or hedge is permitted, open, wire-mesh~~
 21 ~~screens may be erected to heights greater than six feet where~~
 22 ~~needed for protective purposes.)~~

23 ~~(B)~~ (A) Any building or structure on the site shall main-
 24 tain a distance not less than twenty-five feet from any abutting
 25 R, S or G classified property.

26 ~~(C)~~ (B) Any lights provided to illuminate any building or
 27 recreational area shall be so arranged as to reflect the light
 28 away from any premises upon which a dwelling unit is located.

29 ~~(D)~~ (C) The site shall be located upon or have adequate

1 forth in this section, whether the moorage is publicly or pri-
2 vately owned; provided:

3 (A) No boat sales, service, repair, boat charter or rental
4 shall be permitted on the premises.

5 (B) The deck of any pier shall be no more than five feet
6 above high water level.

7 (C) On-shore toilet facilities shall be provided.

8 (D) Boats using such moorage facilities shall not be used
9 as a place of residence.

10 (E) No overhead wiring shall be permitted on piers or
11 floats except within covered moorage structures.

12 (F) All covered structures over water shall abut upon the
13 shore and be at least forty feet apart when placed side by side.
14 When covered structures are placed end to end or side to end,
15 one of the structures shall abut upon the shore, and the struc-
16 tures shall be at least fifteen feet apart.

17 (G) No covered structures over water shall be permitted to
18 extend out from shore a distance greater than fifty percent of
19 the maximum permitted distance from shore of a pier on the sub-
20 ject premises, but in no case a distance of more than fifty feet
21 from shore.

22 (H) No pier, including finger piers, shall occupy more than
23 ten percent of the water area of any lot upon which the same is
24 built, nor shall the total area of covered structures over water
25 occupy more than twenty percent of the water area of such lot.

26 (I) All covered structures over water under one ownership
27 shall be built in a uniform manner and design and no point in the
28 roof of such structure shall be higher than sixteen feet above
29 high water in fresh water and no floating moorage located in

1 such roofs shall not be supported directly by extended piling.

2 (K) Side walls on covered structures shall not exceed
3 fifty percent of the area of any three sides and shall be rigid
4 or semirigid material and shall cover from external view all roof
5 bracing.

6 (3) Day nurseries; provided:

7 (A) The building site contains a minimum of thirty-five
8 thousand square feet and at least two hundred square feet of
9 site area for each child cared for.

10 (B) Buildings, structures and play equipment shall not be
11 closer than thirty feet to any property lines except as pro-
12 vided in subdivision (G).

13 (C) Any play area shall be completely enclosed by a solid
14 wall or fence not less than five feet nor more than six feet in
15 height.

16 (D) A minimum of three off-street parking spaces plus one
17 for each employee on duty shall be provided.

18 (E) One stationary, nonflashing sign not exceeding sixteen
19 square feet in area shall be permitted.

20 (F) Building design, site plans and landscaping shall be
21 of a character which is appropriate for the area.

22 (G) Buildings and structures may be allowed to reduce side
23 and rear yards to a minimum of five feet from a side or rear
24 lot line when such reduction is compatible with adjacent uses
25 and properties. In approving such reductions, the zoning ad-
26 juster shall impose such additional screening, landscaping and
27 fencing requirements as are necessary to protect neighboring uses
28 and properties from adverse impacts.

1 and developed secondary arterial.

2 (4) Seaplane hangars, provided:

3 (A) No aircraft sales, service, repair, charter or rental
4 shall be permitted on the premises, nor shall storage of any
5 aircraft on the premises for such purposes be permitted.

6 (B) Only one single-engined or twin-engined private non-
7 commercial seaplane (excluding helicopters) shall be accommodated
8 on the premises.

9 (C) No aviation fuel except that contained in the tank
10 or tanks or the seaplane itself shall be stored on the premises.

11 (D) Seaplane hangars shall conform to all applicable zoning
12 and shoreline mangement regulations governing moorage facilities
13 and covered boathouses.

14 (E) No landing field or other facility for land-based air-
15 craft shall be allowed, except as an unclasssified use in confor-
16 mance with Cahpter 21.44.

17 (5) Nonresidential buildings which were built in the zone
18 for permitted uses such as public or private schools, fire stations,
19 libraries or recreation facilities may, when no longer needed for
20 their intended purpose, be reused without extension, exterior
21 modification or expansion for the following activities:

22 (A) Retirement home; provided:

23 (i) The site shall be convenient to public transportation.

24 (ii) The lot area per dwelling unit shall not be less than
25 twenty-four hundred square feet.

26 (iii) The amount of off-street parking required shall
27 not be less than one parking space per four dwelling units.

28 (~~iv~~) ~~A solid wall or view-obscuring fence or hedge not less~~

1 (i) All buildings and structures shall maintain a distance
2 not less than twenty feet from any lot developed with a residence.

3 ~~(iii) A solid wall or view-obscuring fence or hedge not~~
4 ~~less than five feet nor more than six feet in height shall be~~
5 ~~erected and maintained on any exterior boundary line which is a~~
6 ~~common property line with R-classified property when such R~~
7 ~~classified property is used for residential purposes.)~~

8 ~~(iii)~~ (ii) The use shall be convenient to public trans-
9 portation.

10 ~~(iv)~~ (iii) The lot area per dwelling unit shall not be
11 less than twenty-four hundred square feet.

12 ~~(v)~~ (iv) The amount of off-street parking required shall
13 not be less than one parking space per four dwelling units.

14 (C) Uses rendering governmental social services to the
15 individual; provided:

16 (i) The site shall abut a road developed to at least the
17 secondary arterial standards of King County.

18 (ii) The use shall not include the sale or handling of
19 commodities.

20 ~~(iii) A solid wall or view-obscuring fence or hedge not~~
21 ~~less than five feet nor more than six feet in height shall be~~
22 ~~erected and maintained on an exterior boundary line when the~~
23 ~~adjacent property is used for residential purposes.)~~

24 (D) Hospitals, on school sites only; provided:

25 (i) The site shall abut a road developed to at least the
26 secondary arterial standards of King County.

27 (ii) All buildings and structures shall be at least twenty
28 feet from any property line.

29 ~~(iii) A solid wall or view-obscuring fence or hedge not less~~

1 (†iv†) (iii) No expansion of the use via new construction
2 on the site shall be allowed. Interiors of structures existing
3 at the time the use is established may be remodelled.

4 (E) Those uses enumerated in subsections (1) and (3) of this
5 section, subject to the conditions set forth in those subsections.

6 SECTION 3. Resolution 25789, Section 601 and KCC 21.12.020
7 are each hereby amended to read as follows:

8 Permitted uses. In an RM-2400 zone only the following uses
9 are permitted and as hereinafter specifically provided and allowed
10 by this chapter, subject to the off-street parking requirements
11 , landscaping requirements, and the general provisions and ex-
12 ceptions set forth in this title beginning with Chapter 21.46.

13 (1) Any use permitted in the RD-3600 classification; pro-
14 vided all such uses shall conform to the conditions set forth in
15 the classification in which they are first permitted, except
16 that for dwellings the yards, open spaces and lot coverage
17 established by this classification shall apply;

18 (2) Multiple-dwelling units;

19 (3) Day nurseries, provided:

20 (A) Buildings, structures and play equipment areas shall
21 not be closer than twenty feet to any property line,

22 (B) The play area shall be completely enclosed to a mini-
23 mum height of six feet with a solid wall or fence,

24 (C) A minimum of three off-street parking spaces plus one
25 parking space for each employee shall be provided,

26 (D) One stationary, nonflashing sign not exceeding sixteen
27 square feet in area shall be permitted;

28 (4) Accessory uses, buildings and structures as set forth
29 in the RS and RD-3600 classification and subject to conditions

1 (B) One identification sign not exceeding twelve square
2 feet in area; provided such sign shall not extend into any re-
3 quired yard or open space on the lot or site,

4 (C) One unlighted sign not exceeding six square feet in
5 area pertaining only to the sale, lease or hire of only the
6 particular building, property or premises upon which displayed;

7 (6) Retirement home, subject to the issuance of a condi-
8 tional use permit, provided:

9 (A) The housing shall be for the low-income elderly and
10 the zoning adjustor shall impose necessary standards and controls
11 to assure such continued use, or find the development to be
12 owned by or limited to said use by contract with federal, state
13 or county government,

14 (B) The use shall be functionally related to public trans-
15 portation,

16 (C) The lot area per dwelling unit shall not be less than
17 twelve hundred square feet,

18 (D) The amount of off-street parking required shall not be
19 less than one parking space per four dwelling units;

20 (7) Medical-dental clinic as defined in Section 21.04.430,
21 subject to the issuance of a conditional use permit, provided:

22 (A) The architectural design, scale and building materials
23 shall be residential in character and compatible with surround-
24 ing uses.

25 (B) No buildings may exceed thirty feet in height.

26 (C) The site shall be functionally convenient to a developed
27 secondary arterial.

28 (~~B~~) ~~Wherever-the-site-has-a-common-property-line-with-RS-~~
29

1 broadleaf-or-coniferous-trees-with-such-maturity-and-spacing-as
2 to-form-an-effective-six-foot-high-visual-screen-within-two
3 years---Said-planting-screen-shall-be-planted-according-to
4 accepted-practice-in-good-soil,-irrigated-as-necessary-and-main-
5 tained-in-good-condition-at-all-times---Planting-screens-required
6 in-this-section-shall-be-planted-as-a-front-and/or-side-yard
7 improvement-at-or-before-the-time-of-completion-of-the-first
8 building,-or-within-reasonable-time-thereafter,-giving-due-con-
9 sideration-to-planting-season-)

10 (~~F~~) (D) One sign only, unlighted and residential in char-
11 acter, shall be allowed, not to exceed sixteen square feet in
12 area per face, two faces only being permitted.

13 (~~F~~) (E) Any right-of-way needed for street improvements
14 shall be dedicated as required by the King County Department of
15 Public Works, prior to issuance of any building permit on the
16 site.

17 (~~G~~) (F) The adjustor may impose any additional conditions
18 relating to building setback, screening, landscaping, street
19 improvements, internal circulation and building placement neces-
20 sary to insure compatibility with the surrounding area, or to
21 mitigate adverse impacts on the surrounding area;

22 (8) Uses on transitional lots, one dwelling unit for each
23 eighteen hundred square feet of lot area when the lot or build-
24 ing site upon which it is located has a side line abutting a lot
25 or lots classified for RM-900, B, C or M purposes, whether or not
26 an alley intervenes. In no case shall the property used for such
27 transitional use consist of more than one lot or exceed a width
28 of ninety feet, whichever is the least, nor be used to a depth
29 greater than the extent to which the side property line is com-

1 SECTION 4. Resolution 25789, Section 701 and KCC 21.14.020
2 are each hereby amended to read as follows:

3 Permitted uses. In an RM-1800 zone only the following uses
4 are permitted and as hereinafter specifically provided and allowed
5 by this chapter, subject to the off-street parking requirements
6 , landscaping requirements, and the general provisions and ex-
7 ceptions set forth in this title beginning with Chapter 21.46.

8 (1) Any use permitted in an RM-2400 zone, provided all
9 such uses shall conform to the conditions set forth in the zone
10 in which they are first permitted, except that for dwellings
11 the yards, open spaces and lot coverage permitted by this classi-
12 fication shall apply;

13 (2) Accessory uses, buildings and structures set forth in
14 the RS classification except that where more than one dwelling
15 unit is located on the premises private garages shall be limited
16 to accommodating not more than two cars for each dwelling unit,
17 and a boat house or hangar shall be limited to accommodating not
18 more than one private noncommercial pleasure craft for each
19 dwelling unit on the premises;

20 (3) Boarding and lodging houses;

21 (4) Fraternity and sorority houses;

22 (5) Multiple dwelling units;

23 (6) Open air public parking areas for the parking of auto-
24 mobiles without monetary charge except when operated by, or
25 for, a public parking authority, when the property upon which
26 it is located in an RM-1800 zone abuts upon a lot zoned for
27 "B," "C" or "M" purposes whether or not an alley intervenes,
28 provided:

29 (a) Access to such parking lot shall be only from the

1 the-entire-length-of-all-street-property-lines-of-the-lot-used
 2 for-such-public-parking-purposes-a-continuous-fence-hedge-or
 3 wall-five-feet-in-height-located-no-closer-to-the-street-prop-
 4 erty-line-than-ten-feet-and-the-area-between-the-fence-and-the
 5 street-lot-line-shall-be-landscaped-and-maintained-with-grass,
 6 hardy-evergreen-shrubs-or-ground-cover)

7 (~~e~~) A-solid-wall-or-view-obscuring-fence-or-hedge-not
 8 less-than-five-feet-nor-more-than-six-feet-in-height-shall-be
 9 erected-and-maintained-on-any-exterior-boundary-line-which-is
 10 a-common-property-line-with-"R"-classified-property-when-such
 11 "R"-classified-property-is-used-for-residential-purposes.)

12 (~~d~~) (b) The parking area shall be developed as required
 13 by Chapter 16.74 "Off-Street Parking Plans and Specifications"
 14 and no such area shall be used for an automobile, trailer or
 15 boat sales area or for the accessory storage of such vehicles;

16 (7) Rest homes, nursing and convalescent homes, provided:

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

19 (b) The accommodations and number of persons cared for
 20 conform to state and local regulations pertaining thereto,

21 (c) That the health department shall have approved all
 22 provisions for drainage and sanitation(7) ;

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

1 (a) The housing shall be for the low income elderly and
2 the board of adjustment shall impose necessary standards and
3 controls to assure such continued use, or find the development
4 to be owned by or limited to the use by contract with federal,
5 state or county government,

6 (b) The use shall be functionally related to public trans-
7 portation,

8 (c) The lot area per dwelling unit shall not be less than
9 nine hundred square feet,

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

12 (9) Signs, as follows:

13 (a) One identification sign not exceeding two square feet
14 in area containing the name of the occupant of the premises,

15 (b) One single-faced identification sign not exceeding
16 sixteen square feet in area for multiple dwellings and other
17 permitted uses; provided such sign shall not be located in any
18 required yard or open space on the premises, and if the sign is
19 lighted, it shall be stationary and nonflashing,

20 (c) One double-faced sign or two single-faced signs, not
21 exceeding six square feet of area per face, pertaining only to
22 the sale, lease or hire of only the particular building, prop-
23 erty or premises upon which displayed;

24 (10) Uses on transitional lots - one dwelling unit for
25 each nine hundred square feet of lot area when the lot or build-
26 ing site upon which it is located has a side line abutting a
27 lot or lots classified "B," "C" or "M," whether or not an alley
28 intervenes. In no case shall the property used for such transi-
29 tional use consist of more than one lot or exceed a width of

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

3 (12) Unclassified uses as provided in Chapter 21.44.

4 SECTION 5. Resolution 25789, Section 801 and KCC 21.16.020
5 are each hereby amended to read as follows:

6 Permitted uses. In an RM-900 zone the following uses only
7 are permitted and as hereinafter specifically provided and allowed
8 by this chapter, subject to the off-street parking requirements
9 , landscaping requirements, and general provisions and exceptions
10 set forth in this title beginning with Chapter 21.46.

11 (1) Any use permitted in a RM-1800 zone, provided all
12 such uses shall conform to the conditions set forth in the zone
13 in which they are first permitted except that for dwellings,
14 rest homes, nursing homes and convalescent homes, the yards,
15 open spaces and lot coverage permitted by this classification
16 shall apply;

17 (2) Accessory uses, buildings and structures as set forth
18 in the RS classification except that where more than one dwell-
19 ing unit is located on the premises private garages shall be
20 limited to accommodating not more than two cars for each dwell-
21 unit and a boat house shall be limited to accommodating not more
22 than one private noncommercial pleasure craft for each dwelling
23 unit on the premises;

24 (3) Apartment hotels;

25 (4) Hospitals, except mental and alcoholic, provided(†)
26 (†) ~~All~~ all buildings and structures shall maintain a dis-
27 tance of not less than forty-five feet from the property front
28 line and not less than twenty feet from any R classified prop-

1 is-a-common-property-line-with-"R"-classified-property, when
2 such-"R"-classified-property-is-used-for-residential-purposes,
3 provided, that-on-any-portion-of-such-common-property-line-constituting-the-depth-of-the-required-front-yard-on-the-"R"-classified-property-such-fence, wall-or-hedge-shall-not-be-less-than
4
5
6 thirty-six-inches-nor-more-than-forty-two-inches-in-height,)

7 (5) Hotels, provided:

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

12 (b) All buildings and structures shall maintain a distance
13 of not less than twenty feet from any lot in an R zone(7) ;

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

23 (6) Motels, provided:

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

28 (b) All buildings and structures shall maintain a distance

1 is a common property line with "R" classified property when such
 2 "R" classified property is used only for residential purposes,
 3 except that on any portion of such common property line consti-
 4 tuting the depth of the required front yard on the "R" classi-
 5 fied property such fence, wall or hedge shall not be less than
 6 thirty-six inches nor more than forty-two inches in height.)

7 (7) Private clubs and fraternal societies, except those
 8 the chief activity of which is a service customarily carried on
 9 as a business, provided(+) (+a)-A11) all buildings and structures
 10 shall maintain a distance not less than twenty feet from any lot
 11 in an R zone(7) ;

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

21 (8) Professional offices and medical-dental buildings and
 22 clinics as defined in this title, provided(+) (+a)--A11) all
 23 buildings and structures shall maintain a distance not less than
 24 twenty feet from any lot in an RS, S, or G zone(7) ;

25 (+b) A solid wall or view-obscuring fence or hedge not less
 26 than five feet nor more than six feet in height shall be erected
 27 and maintained on an exterior boundary line which is a common
 28 property line with "R" classified property when such "R" classi-

1 ~~more-than-forty-two-inches-in-height;~~)

2 (9) Retirement home, subject to the issuance of a conditional
3 use permit, provided:

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

9 (b) The use shall be functionally related to public trans-
10 portation,

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

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

15 (10) Sanitariums, provided(+) (~~a~~--~~All~~) all buildings and
16 structures shall maintain a distance not less than twenty feet
17 from any lot in an R zone(7) ;

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

27 (11) Signs, as follows:

28 (a) One identification sign not exceeding two square feet

1 located in any required yard or open space on the premises, and i
2 the sign is lighted it shall be stationary and nonflashing,

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

7 (12) Trailer parks, provided:

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

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

12 (c) The property used for a trailer park shall have no access
13 except from a major or secondary street,

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

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

26 ~~(f) A solid wall or view-obscuring fence or hedge not~~
27 ~~less than five feet nor more than six feet in height shall be~~
28 ~~established and maintained on any exterior boundary line which is~~
29 ~~a common property line with "R" classified property, except that~~

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

4 (~~h~~) (e) No residence shall be permitted on the trailer
5 park site except a residence for the owner or manager of such
6 trailer park,

7 (~~i~~) (f) The trailer park must meet all requirements of the
8 King County health department covering the establishment of mobile
9 home parks,

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

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

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

15 (15) Mortuaries, provided a conditional use permit has
16 been granted and provided(~~g~~) (~~a~~--~~All~~) all buildings and struc-
17 tures shall maintain a distance not less than twenty feet from any
18 lot in an R zone(~~7~~) ;

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

28 (16) Uses rendering governmental, social or personal ser-

1 provided,

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

4 ~~((d) A solid wall or view-obscuring fence or hedge not less
5 than five feet nor more than six feet in height shall be erected
6 and maintained on an exterior boundary line which is a common
7 property line with "R" classified property when such "R" classi-
8 fied property is used for residential purposes, except that on
9 that portion of such common property line constituting the depth
10 of the required front yard on the "R" classified property such
11 wall, fence or hedge shall be not less than thirty-six inches nor
12 more than forty-two inches in height)~~

13 ~~((e))~~ (d) The uses do not have, within the building or on
14 the premises, warehouse space or storage space for machinery,
15 equipment or materials;

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

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

20 (b) Access to such parking area shall only be from the
21 business or industrial zoned property it is intended to serve, or
22 from the alley or street which intervenes,

23 ~~((e) There shall be installed along the entire length of
24 all street property lines of the lot used for such parking purpose
25 a continuous fence, hedge or wall five feet in height located no
26 closer to the street property line than ten feet and the area be-
27 tween the fence and the street lot line shall be landscaped and
28 maintained with grass, hardy evergreen shrubs or ground cover)~~

29 ~~((d) A solid wall or view-obscuring fence or hedge not less~~

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

5 (18) Research and testing laboratories, provided:

6 (a) Such laboratory shall be accessory to a professional
7 office directly related to the operation and administration of
8 the laboratory,

9 (b) The floor area devoted to such use shall not exceed
10 one thousand square feet,

11 (c) No radioactive substances other than those commonly
12 used in the function and operation of X-ray equipment shall be
13 permitted on premises,

14 (d) All testing and storage of materials, supplies and
15 equipment shall be within enclosed buildings,

16 (e) Noise levels from machines located in such laboratories
17 shall not exceed eighty decibels,

18 (f) No medical or research experimentation on live animals
19 shall be permitted on premises.

20 SECTION 6. Ordinance 3677, Section 2 and KCC 21.20.020
21 are each hereby amended to read as follows:

22 Permitted uses - Suburban residential. In an S-R zone the
23 following residential uses only are permitted and as hereinafter
24 specifically provided and allowed by this chapter, subject to
25 the off-street parking requirements, landscaping requirements,
26 and the general provisions and exceptions set forth in this title
27 beginning with Chapter 21.46, and the provisions of the King County
28 shoreline management master program where applicable:

1 than thirty-five thousand square feet but less than five acres
2 only those uses permitted in the SE classification are allowed.
3 One-family dwellings shall be subject to the limitations of use
4 section of the RS classification.

5 (2) Signs, as follows:

6 (a) One unlighted identification sign not exceeding two
7 square feet in area containing the name of the occupant of the
8 premises;

9 (b) One sign not exceeding twelve square feet in area for
10 identification of premises (excluding home occupations); or
11 advertising produce sold upon the premises, provided such sign
12 shall not be located in any required yard or open space on the
13 premises;

14 (c) One unlighted double-faced sign not exceeding six
15 square feet in area per face, pertaining only to the sale, lease
16 or hire of only the particular building, property or premises
17 upon which displayed.

18 (3) Swimming, tennis, yacht and country clubs, and recre-
19 ational fields (noncommercial) but not including amusement de-
20 vices for hire, subject to a conditional use permit, provided:

21 (a) Any building or structure on the premises shall main-
22 tain a distance of not less than thirty-five feet from any ex-
23 terior boundary line which is a common property line with R or
24 S classified property and from any street boundary lines,

25 (~~b) Any service area, any side of which constitutes a~~
26 ~~common property line with R or S classified property shall be~~
27 ~~screened from such property by the erection and maintenance on~~
28 ~~such common property line of a wall or view obscuring fence or~~
29 ~~hedge not less than five feet nor more than six feet in height~~)

1 bounded by a street, then on any street property line no en-
2 trance-exit facilities for automobiles shall be located closer
3 than one hundred feet to a street intersection;

4 (4) Planned unit developments as provided in Chapter 21.56;

5 (5) Unclassified uses as provided in Chapter 21.44.

6 SECTION 7. Ordinance 3594, Section 3 and KCC 21.22.025
7 are each hereby amended to read as follows:

8 Permitted uses - Nonagricultural. In an A zone, the fol-
9 lowing nonagricultural and conditional uses only are permitted
10 and as hereinafter specifically provided and allowed by this
11 Chapter, subject to the off-street parking requirements, loading
12 and unloading requirements, landscaping requirements, the general
13 provisions and exceptions set forth in this title beginning with
14 Chapter 21.46, and subject to the provisions of the King County
15 shoreline management master program where applicable:

16 (1) A one-family dwelling and accessory buildings and
17 uses; provided, that if the dwelling is factory-built housing or
18 a mobile home, it must be certified by the state of Washington,
19 and if the dwelling is a mobile home, it must also meet on-site
20 requirements contained in Section 18.04.050;

21 (2) Housing facilities to accommodate agricultural employees
22 and their families employed by the owner of the premises; provided
23 such facilities are permitted only on holdings containing ten acres
24 or more; and provided further, that such housing facilities shall
25 be considered accessory to the main dwelling but shall conform to
26 the provisions of this classification pertaining to required yards
27 and open spaces for dwellings;

28 (3) Marketing of agricultural and dairy products raised on

1 (4) Public utility facilities such as telephone exchanges,
2 sewage or water pumping stations, electrical distribution sub-
3 stations, water storage reservoirs or tanks necessary for the
4 distribution and transmission or services for the area includ-
5 ing accessory microwave transmission facilities and towers;

6 (5) Schools and churches;

7 (6) Recreational facilities, community noncommercial, in-
8 cluding clubhouse facilities, shall be permitted as conditional
9 uses, provided:

10 ~~(A) A solid wall or view-obscuring fence or hedge not less~~
11 ~~than five feet in height shall be erected and maintained in any~~
12 ~~exterior boundary line which is a common property line with R7-B~~
13 ~~or G classified property. -- Wherever a six-foot wall, fence or~~
14 ~~hedge is permitted, open wire mesh screens may be erected to~~
15 ~~heights greater than six feet where needed for protective pur-~~
16 ~~poses.)~~

17 ~~(B)~~ (A) Any building or structure on the site shall
18 maintain a distance not less than twenty-five feet from any
19 abutting R, S or G classified property,

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

24 ~~(D)~~ (C) The site shall be located upon, or have adequate
25 access to a secondary arterial;

26 (7) Signs as follows:

27 (A) One single-faced unlighted identification sign not
28 exceeding twelve square feet in area; provided, such sign shall
29 not be located in any required yard or open space on the pre-

1 or hire of only the particular building, property or premises upon
2 which displayed;

3 (8) Unclassified uses as provided in Chapter 21.44, con-
4 sistent with the purpose of this chapter as stated in Section
5 21.22.010, and excluding airports and heliports;

6 (9) Retail sales of feed, seed or fertilizers, and plants
7 for processing agricultural and dairy products, both subject to
8 the issuance of a conditional use permit; provided the follow-
9 ing minimum conditions are conformed to:

10 (A) The number of employees involed and the physical scale
11 is such that there is no substantial traffic involved and the
12 building intensity and character is consistent with the surround-
13 ings,

14 (B) There are adequate facilities provided to handle sewer
15 and water needs and the processes do not violate air or water
16 pollution standards,

17 (C) The use is not located within a one-hundred-year flood-
18 plain. Expansion of any existing facilities in the floodplain
19 shall be limited to structural alterations and increases in
20 floor area required by law for health and safety reasons;

21 (10) Home occupations; provided the home occupation:

22 (A) Is carried on exclusively by a member or members of a
23 family residing in the main dwelling unit on the premises,

24 (B) Is clearly incidental and secondary to the use of the
25 property for agricultural purposes.

26 (C) Has no display or sign not already permitted in the
27 zone,

28 (D) Has no outside storage nor other exterior indication

1 (F) Does not create a level of noise vibration, smoke,
2 dust, odors, heat or glare beyond that which is common to an
3 agricultural area,

4 (G) Does not create a level of parking demand beyond that
5 which is normal to an agricultural area.

6 SECTION 8. Resolution 25789, Section 1302 and KCC 21.26.030
7 are each hereby amended to read as follows:

8 Limitation on uses. Every use locating in a B-N zone shall
9 be subject to the following further conditions and limitations:

10 (1) All uses shall conform to the general provisions and
11 exceptions, off-street parking requirements and loading area
12 requirements, and landscaping requirements set forth beginning
13 with Chapter 21.46 and all parking lots, parking areas and
14 loading areas shall be surfaced, screened, developed and main-
15 tained as required by Chapter 16.74 of this code;

16 (2) All uses shall be conducted wholly within a entirely
17 enclosed building except:

18 (a) Automobile service stations,

19 (b) Public utility installations,

20 (c) Growing stock in connection with horticultural nur-
21 series, whether the stock is in open ground, pots or containers,

22 (d) Moorages for private pleasure craft,

23 (e) Parking and loading areas,

24 (f) Public off-street parking lots(τ) ↓

25 (g) Automatic car wash as an accessory use to a service
26 station subject to the following conditions:

27 (1) The service station to be limited to two pump islands
28 with no more than three pumps for each island(τ) ↓

29 (2) In addition to the screening requirements specified in

1 ~~planted-at-not-more-than-five-foot-centers-and-not-less-than~~
2 ~~four-foot-in-height-at-the-time-of-installation.--The-landscap-~~
3 ~~ing-shall-be-installed-no-more-than-one-year-from-the-time-a~~
4 ~~building-permit-is-granted.)~~

5 (4) (2) Car wash activity shall be within an entirely
6 enclosed building(-) ;

7 (3) Any areas used as set forth in paragraph (2) of this
8 section, except horticultural nurseries, moorages and public
9 utility installations, shall be improved and maintained as re-
10 quired for off-street parking areas in Chapter 16.74.

11 (4) In the case of automobile service stations, the leading
12 edge of the pump islands shall not be closer than fifteen feet to
13 any street property line;

14 (5) All products made incident to a permitted use which
15 are manufactured, processed or treated on the premises shall be
16 sold on the premises only and at retail only, and not more than
17 three persons may be employed in the manufacturing, processing
18 or treatment of products, except that this limitation shall not
19 apply to restaurants;

20 (6) Any repairing done on the premises shall be incidental
21 only and limited to custom repairing of the types of merchandise
22 sold on the premises at retail; the floor area devoted to such
23 repairing shall not exceed twenty percent of the total floor area
24 occupied by the particular enterprise of which it is a part,
25 except that the limitations of this paragraph shall not apply to
26 shoe, radio, television or other small household appliance repair
27 service;

28 (7) No used or second hand articles, materials, or equip-

1 the limited fabrication of commodities sold at retail on the
2 premises;

3 (9) All operations conducted on the premises shall not be
4 objectionable beyond the property boundary lines by reason of
5 noise, steam, odor, fumes, gases, smoke, vibration, hazard or
6 other causes, and any use which produces odor, fumes (toxic or
7 non-toxic), gases, airborne solids or other atmospheric contam-
8 inants shall be allowed to locate only if conforming to every
9 respect to the rules and regulations established by an appli-
10 cable and qualified public agency;

11 ~~(10) If a building site has a boundary line which is a~~
12 ~~common line with "R" or "S" classified property, a wall or view-~~
13 ~~obscuring fence or hedge not less than five feet nor more than~~
14 ~~six feet in height shall be installed and maintained for screen-~~
15 ~~ing purposes and controlling access. Where the wall of a build-~~
16 ~~ing is on such common property line, no separate wall or fence~~
17 ~~need be installed along that portion of the common property line~~
18 ~~occupied by the wall of the building. Public utility installation~~
19 ~~need not fence along such lines provided the conditions set forth~~
20 ~~in Section 21-08-020 (12) (e) are maintained adjacent to common~~
21 ~~boundaries with "R" or "S" property.)~~

22 ~~(11)~~ (10) No dwelling units, whether single-family, two-
23 family or multiples are permitted in the B-N zone, except as
24 allowed in connection with a church or a dwelling unit for a
25 caretaker or resident owner;

26 ~~(12)~~ (11) Only the following signs are permitted, subject
27 to the following limitations:

28 (a) No blinking or flashing signs are permitted;

(b) No identification sign not exceeding

1 services rendered or goods sold upon the premises, or any other
2 lawful activity conducted upon such premises, provided signs
3 flush mounted or painted on the face of a building that do not
4 extend above or beyond said face shall not be limited as to area;

5 (d) One unlighted double-faced sign not exceeding twelve
6 square feet of area per face pertaining only to the rental, lease
7 or sale of the premises upon which it is displayed.

8 SECTION 9. Resolution 25789, Section 1402 and KCC 21.28.030
9 are each hereby amended to read as follows:

10 Limitations on uses. Every use locating in a B-C zone shall
11 be subject to the following further conditions and limitations:

12 (1) All uses shall conform to the general provisions and
13 exceptions, off-street parking requirements (and) loading area
14 requirements, and landscaping requirements set forth in this
15 title beginning with Chapter 21.46 and all parking lots and
16 parking areas and loading areas shall be surfaced, screened,
17 developed and maintained as required by Chapter 16.74;

18 (2) All uses shall be conducted wholly within an entirely
19 enclosed building except:

20 (a) Automobile service stations;

21 (b) Drive-in restaurants;

22 (c) Public utility installations;

23 (d) Meter and control stations of a public utility;

24 (e) Moorage for private pleasure craft;

25 (f) Outdoor advertising structures;

26 (g) Parking lots and parking and loading areas;

27 (h) Growing stock in connection with horticultural nur-
28 series whether the stock is in open ground, pots or containers.

1 section, except public utility installations, moorages and out-
2 door advertising structures shall be improved and maintained as
3 required for off-street parking areas in Chapter 16.74;

4 (4) In the case of automobile service stations, the lead-
5 ing edge of the pump islands shall not be closer than fifteen
6 feet to any street property line;

7 (5) All products made incident to a permitted use which
8 are manufactured, processed or treated on the premises shall be
9 sold only on the premises and only at retail;

10 (6) Any repairing done on the premises shall be incidental
11 only, and limited to custom repairing of the types of merchandise
12 sold on the premises at retail. The floor area devoted to such
13 repairing shall not exceed thirty percent of the total floor area
14 occupied by the particular enterprise, except that the limita-
15 tions of this paragraph shall not apply to shoe, radio, tele-
16 vision or other small household appliance repair service;

17 (7) Storage shall be limited to accessory storage of com-
18 modities sold at retail on the premises or materials used in the
19 limited fabrication of commodities sold at retail on the pre-
20 mises;

21 (8) No dwelling units, whether single-family, two-family
22 or multiples, are permitted in a B-C zone except as allowed in
23 connection with a church or a dwelling unit for resident manager,
24 a resident owner or caretaker;

25 (9) Use of cleaning agents shall be limited to nonflammable
26 and nonexplosive fluids with a flash point above one hundred
27 thirty-eight and five-tenths degrees Fahrenheit in a closed
28 safety cleaning system;

29 (10) Any buildings or structures or portion thereof used

1 no burning or refuse or dead animals; drainage shall be away from
2 adjoining properties;

3 (11) All operations conducted on the premises shall not be
4 objectionable beyond the property boundary lines by reason of
5 noise, odor, fumes, gases, smoke, steam, vibration, hazard or
6 other causes, and any use the operation of which produces odor,
7 fumes (toxic or nontoxic), gases, air-borne solids or other
8 atmospheric contaminants shall be allowed to locate only if con-
9 forming in every respect to any rules and regulations established
10 by an applicable and qualified public agency(7) .

11 (~~12~~) ~~If a building site has a boundary line which is a~~
12 ~~common line with "R" or "S" classified property, a wall or view-~~
13 ~~obscuring fence or hedge not less than five feet nor more than~~
14 ~~six feet in height shall be installed and maintained for screen-~~
15 ~~ing purposes and controlling access. Where the wall of a build-~~
16 ~~ing is on such common property line, no separate wall or fence~~
17 ~~need be installed along that portion of the common property line~~
18 ~~occupied by the wall of the building. Public utility installa-~~
19 ~~tions need not fence along such lines provided the conditions set~~
20 ~~forth in Section 21, 08-020-(12)-(e) are maintained adjacent to~~
21 ~~common boundaries with "R" or "S" classified property.)~~

22 SECTION 10. Ordinance 3293, Section 2 and KCC 21.30.015
23 are each hereby amended to read as follows:

24 Permitted uses - Retail sales and service. In a C-G zone
25 the following retail sales and service uses are permitted;

26 (1) Any use permitted in the B-N and B-C classification,
27 except:

28 (A) Churches,

29 (B) Private clubs, fraternal organizations, and similar organizations.

1 restrictions as to location with reference to schools, parks
2 and playgrounds and any use requiring a conditional use permit
3 shall be subject to the same restrictions and limitations in
4 the classification;

5 (2) Ambulance service;

6 (3) Auction houses or stores, but excluding vehicles and
7 livestock;

8 (4) Automobile carwash establishments;

9 (5) Automobile sales, new and used;

10 (6) Automobile trailer sales, new and used;

11 (7) Blueprinting and photostating;

12 (8) Boat sales, new and used;

13 (9) Building materials stores and yards, retail only (~~7-pro-~~
14 ~~vided-any-wall-on-a-property-line-common-with-R-classified-prop-~~
15 ~~erty-required-by-Section-21-28-060-shall-be-not-less-than-eight~~
16 ~~feet-in-height~~);

17 (10) Furniture repair and upholstery;

18 (11) Glass staining and leading studios;

19 (12) Saw and mower sharpening.

20 SECTION 11. Ordinance 3293, Section 5 and KCC 21.30.028
21 are each hereby amended to read as follows:

22 Permitted uses - Accessory and restricted. In a C-G zone,
23 the following accessory and restricted uses are permitted:

24 (1) Accessory buildings and uses customarily incidental
25 to any of the uses permitted in this chapter when located on the
26 same site with the main building;

27 (2) Trailer parks, provided:

28 (A) The minimum site area for a trailer park shall be

29 not less than three acres

1 from a major or secondary arterial,

2 (D) Driveways shall not be closer than fifty feet to a
3 street intersection measured from the street line established by
4 an official control for either of the streets at the intersection,

5 (~~E~~) ~~A solid wall or view-obscuring fence or hedge not less~~
6 ~~than five feet nor more than six feet in height shall be estab-~~
7 ~~lished and maintained across the full width of the site and the~~
8 ~~wall, fence or hedge shall be located on, or to the rear of, the~~
9 ~~rear line of the required front yard, on corner lots and reverse~~
10 ~~corner lots such a wall, fence, or hedge shall also be installed~~
11 ~~and maintained along the side street side of the site, and shall~~
12 ~~observe the required yard on such side street side.)~~

13 (~~F~~) ~~A solid wall or view-obscuring fence or hedge not less~~
14 ~~than five feet nor more than six feet in height shall be estab-~~
15 ~~lished and maintained on any exterior boundary line which is a~~

16 ~~common boundary line with an adjacent property.)~~

17 (~~G~~) ~~If there are any openings in the required wall, fence~~
18 ~~or hedge for driveway purposes, such openings shall not be wider~~
19 ~~than thirty feet.)~~

20 (~~H~~) (E) No residence shall be permitted on the trailer
21 park site except one residence for the owner or manager of the
22 trailer park,

23 (~~I~~) (F) The trailer park must meet all requirements of
24 the health department covering the establishment of mobile home
25 parks(7) ;

26 (~~J~~) ~~A surety bond guaranteeing to the county the installa-~~
27 ~~tion of walls, fences or hedges required herein is posted prior~~
28 ~~to the issuance of any permits to construct the park.)~~

1 Limitations on permitted uses. Every use permitted shall
2 be subject to the following conditions and limitations:

3 (1) All uses shall conform to the general provisions and
4 exceptions and the off-street parking requirements (and), loading
5 area requirements , and landscaping requirements set forth in
6 this title beginning with Chapter 21.46;

7 (2) In the case of automobile service stations, the lead-
8 ing edge of the pump islands shall not be closer than fifteen
9 feet to any street property line(7) .

10 ~~(3) If a building site has a boundary line which is a com-
11 mon property line with "R" classified property or "S" classified
12 property, when such "S" classified property is developed for
13 residential recreation or day nursery uses, then on such common
14 line a wall or view obscuring fence or hedge not less than five
15 feet in height shall be installed and maintained for screening
16 purposes and controlling access. -- Where the wall of a building
17 is on a common line, no separate wall or fence need be installed
18 along that portion occupied by the building.)~~

19 SECTION 13. Resolution 25789, Section 1602 and KCC 21.32.030
20 are each hereby amended to read as follows:

21 Limitations on permitted uses. Every use permitted shall
22 be subject to the following conditions and limitations:

23 (1) All uses shall conform to the general provisions and
24 exceptions and the off-street parking requirements (and), loading
25 area requirements , and landscaping requirements set forth in this
26 title beginning with Chapter 21.46.

27 (2) Any use first permitted in this classification shall
28 not locate closer than fifty feet to any boundary line of an

29 P or S zone. Any other use permitted in this classification or

1 from a boundary line of an R or S zone as is prescribed by the
2 zone in which such use is first permitted;

3 (3) In the case of automobile service stations, the
4 leading edge of the pump islands shall not be closer than fifteen
5 feet to any street property line(τ) .

6 (~~4~~) ~~If a building site has a boundary line which is a~~
7 ~~common property line with "R" classified property or "S" classi-~~
8 ~~fied property, when such "S" classified property is developed for~~
9 ~~residential, recreational or day nursery uses, then on such com-~~
10 ~~mon line a wall or view obscuring fence or hedge not less than~~
11 ~~five feet in height shall be installed and maintained for screen-~~
12 ~~ing purposes and controlling access. Where the wall of a build-~~
13 ~~ing is on such common line, no separate wall or fence need be~~
14 ~~installed along that portion occupied by the building.)~~

15 SECTION 14. Resolution 25789, Section 1702 and KCC 21.34.030
16 are each hereby amended to read as follows:

17 Limitations on permitted uses. Every use permitted shall
18 be subject to the following conditions and limitations:

19 (1) All uses shall conform to the general provisions and
20 exceptions and the off-street parking requirements (and), loading
21 area requirements , and landscaping requirements set forth in this
22 title beginning with Chapter 21.46;

23 (2) No building or structure shall be located closer than
24 (~~fifty~~) twenty-five feet to any street property line(τ) ; ~~(A ten~~
25 ~~feet strip adjacent to such property line shall be appropriately~~
26 ~~landscaped and maintained except for designated pedestrian~~
27 ~~vehicular, rail and utility accessways. The remainder of the~~
28 ~~fifty-foot required open spaces may be used for off-street auto-~~
29

1 twenty-feet-to-any-property-line-not-abutting-a-street-unless
2 the-line-is-a-common-property-line-with-railroad-right-of-way
3 or-waterway.---The-required-twenty-foot-open-space-may-be-used
4 for-off-street-automobile-parking-and-a-gate-house-or-guard-house7
5 provided-such-building-shall-not-be-more-than-twelve-feet-in
6 height-and-shall-contain-not-more-than-one-hundred-square-feet
7 of-floor-space7)

8 (4) Except-as-specified-in-paragraphs-(1)-and-(2)-above7
9 all-required-open-space-shall-be-unoccupied-and-completely-unob-
10 structed-except-for-meter-pits-extending-not-more-than-six-inches
11 above-finished-grade7-lawn-sprinklers7-roads7-walks7-landscaping7
12 ordinary-and-necessary-service-line-conduits-and-poles-for-util-
13 ities7-lighting-fixtures7-identifying-and-directional-signs-with-
14 in-the-limits-herein-prescribed-or-underground-installations
15 accessory-to-any-permitted-use-and-railroads.---Off-street-auto-
16 mobile-parking-shall-not-be-construed-to-include-sales-lots-or
17 automobile-display-and-storage-areas7)

18 (5) The-outside-storage-of-materials7-supplies7-products
19 and-containers-is-permitted-within-the-buildable-area-of-the
20 property-provided-such-storage-area-is-screened-from-all-adj-
21 cent-property-lines-by-a-wall-or-view-obscuring-fence-not-less
22 than-five-feet-in-height7-provided-such-fence-shall-not-exceed
23 a-height-of-ten-feet7)

24 (6) Wherever-a-building-site-in-an-M-P-zone-has-a-common
25 property-line-with-"R"-classified-property-or-"S"-classified
26 property7-when-such-"S"-classified-property-is-developed-for
27 residential7-recreational-or-day-nursery-uses7-then-on-such-com-
28 mon-property-line-there-shall-be-installed-and-maintained-a
29 planting-screen-not-less-than-ten-feet-in-width7-and-in-such
planting-strip-there-shall-be-evergreen-shrubs7-bushes-or-trees7-

1 good-condition-at-all-times---Planting-screens-herein-required
2 shall-be-planted-as-a-yard-improvement-at-or-before-the-time-of
3 completion-of-the-first-building,or-within-a-reasonable-time
4 thereafter,giving-due-consideration-to-planting-conditions-and
5 additional-improvements-on-each-affected-lot-in-the-M-P-zone,
6 and-shall-be-installed-and-maintained-at-the-expense-of-the-owner
7 or-lessee-of-such-lot,)

8 (47) (3) There shall not be dumped, placed or allowed to
9 remain on any property in an M-P zone any refuse, trash, rubbish
10 or other waste material outside of a permanent building, except
11 in nonflammable, covered or enclosed containers.

12 SECTION 15. Resolution 25789, Section 2102 (4 part) and
13 KCC 21.42.030 are each hereby amended to read as follows:

14 Limitations on permitted uses. Every use permitted shall
15 be subject to the following conditions and limitations:

16 (1) Road access to Q-M classified property developed for
17 mining or quarrying of minerals or materials shall be controlled
18 by means of a gate. A sign warning of hazardous conditions, if
19 such exist, shall be affixed to the gate or placed in a con-
20 spicuous manner near the gate. If the Q-M classified property
21 developed for mining or quarrying of minerals or materials has
22 an exterior boundary line which is a common property line with
23 developed "R" or "S" classified property, then a solid wall or
24 fence not less than five feet in height shall be installed and
25 maintained;

26 (2) Mining and quarrying shall be permitted up to within
27 ten feet of any property line other than Q-M classified property
28 provided all provisions herein set forth are complied with and

1 than one hundred feet to an "R" or "S" property line, except
2 where the common property line is so situated as to cause an
3 elevation difference of fifty feet or more between Q-M and "R"
4 or "S" property within said one hundred foot setback, and in
5 such case the required one hundred foot setback may be reduced
6 by the amount the slope distance exceeds the horizontal distance
7 but in no event shall the structures or buildings be located
8 closer than fifty feet to said common property line. Office
9 buildings, scale facilities, equipment storage buildings, and
10 other similar buildings or structures and stockpiles shall be
11 excepted from this provision but shall not be located closer than
12 twenty feet to an "R" or "S" property line;

13 ~~(3) Whenever Q-M-classified-property-developed-for-the~~
14 ~~mining-or-quarrying-of-minerals-or-materials-has-a-common-prop-~~
15 ~~erty-line-with-developed-"R"-or-"S"-classified-property, there~~
16 ~~shall-be-installed-and-maintained-or-cultivated, if natural~~
17 ~~flora-exists, a-view-obscuring-fence-or-planting-screen-not~~
18 ~~less-than-ten-feet-in-width, and-in-such-planting-strip-shall~~
19 ~~be-evergreen-shrubs, bushes-or-trees, which-shall-be-maintained~~
20 ~~at-a-height-of-not-less-than-six-feet, said-planting-screen-shall~~
21 ~~be-planted-according-to-accepted-practice-in-good-soil, irri-~~
22 ~~gated-as-necessary-and-maintained-in-good-condition-at-all-times.~~
23 ~~Such-view-obscuring-fence-or-planting-screen-herein-required~~
24 ~~shall-be-installed-as-a-yard-improvement-at-or-before-the-time~~
25 ~~mining-or-quarrying-operations-commence-or-within-a-reasonable~~
26 ~~time-thereafter, giving-due-consideration-to-planting-condi-~~
27 ~~tions. --Said-planting-screen-shall-be-installed-and-maintained~~
28 ~~at-the-expense-of-the-owner-or-lessee-of-Q-M-classified-property).~~

29 (3) All uses shall conform to the landscaping requirements

1 Final Decisions by the Examiner.

2 (a) The Examiner shall receive and examine available
3 information, conduct public hearings and prepare records and re-
4 ports thereof, and issue final decisions based upon findings and
5 conclusions in the following cases:

6 (1) Appeals from the decisions of the administrator for
7 short subdivisions;

8 (2) Appeals from threshold determinations concerning actions
9 not subject to Council approval;

10 (3) Appeals from notices and orders issued pursuant to
11 Title 23 of this Code or the Rules and Regulations VII of the
12 King County Department of Public Health;

13 (4) Appeals from decisions of the Department of Public Works
14 regarding permits or licenses in flood hazard areas pursuant to
15 Section 21.54.090;

16 (5) Appeals from conditions imposed on final approvals of
17 subdivisions receiving extensions pursuant to KCC 19.28.050(e)
18 or (f);

19 (6) Appeals from decisions of the Zoning Adjustor on condi-
20 tional use permits or variances;

21 (7) Appeals from decisions regarding site plan approvals
22 pursuant to KCC 21.46.180 and pursuant to Ordinance 4122;

23 (8) Appeals from decisions regarding the abatement of non-
24 conforming uses;

25 (9) Applications for shoreline substantial development per-
26 mits when combined with other land use applications pursuant to
27 KCC 25.32.080.

28 (10) Appeals from decisions regarding modification of land-
29 scaping requirements pursuant to Section 5.5.0.0.

(b) The Examiner's decision may be to grant or deny the application or appeal, or the Examiner may grant the application or appeal with such conditions, modifications and restrictions as the Examiner finds necessary to make the application or appeal compatible with the environment and carry out applicable state laws and regulations and the regulations, policies, objectives and goals of the comprehensive plan, the community plans, the sewerage general plan, the zoning code, the subdivision code and other official laws, policies and objectives of King County.

INTRODUCED AND READ for the first time this 28th day of April 1980.

PASSED this 21st day of July 1980.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

[Signature]
Chairman

ATTEST:

[Signature] ACTING
Clerk of the Council

APPROVED this 25th day of July 1980.

[Signature]
King County Executive

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29