

ORDINANCE NO. 5394

AN ORDINANCE relating to zoning; amending Res. 25789, Section 2202 Res. 33159, Ordinance 1389, Section 1, and K.C.C. 21.44.030; and creating a new use eligible for conditional use permit known as utility district offices.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Res. 25789, Section 1, Res. 33159 and Ordinance 1389, Section 1, and K.C.C. 21.44.030 are each amended to read as follows:

Uses requiring conditional use permit. The following uses may locate subject to the issuance of a conditional use permit processed as provided in Chapter 21.58.

(1) Cemeteries, provided:

(a) No building shall be located closer than one hundred feet from any boundary line,

(b) A protective fence and a landscaped strip of evergreen trees and shrubs at least ten feet in width shall be installed on all common boundary lines with R or S zoned property;

(2) Columbariums, crematories and mausoleums, provided these uses are specifically excluded from all R zones unless inside a cemetery;

(3) Commercial establishments or enterprises involving large assemblages of people or automobiles as follows, provided these uses are specifically excluded from all R, S-E and F-R zones:

(a) Amusement parks,

(b) Boxing and wrestling arenas,

(c) Ball parks,

(d) Fairgrounds and rodeos,

(e) Golf driving ranges,

(f) Labor camps (transient),

(g) Drive-in theater; provided, that no adult theater shall be operated within five hundred feet of an R or S zone or at a drive-in theater as defined in King County Code 21.04.640 whose

1 screen may be viewed from a public right-of-way or an R or S zone,

2 (h) Race tracks, drag strips, motorcycle hills and Go-Kart
3 tracks,

4 (i) Stadiums;

5 (4) Educational institutions not otherwise permitted;

6 (5) Fire stations, including spaces for municipal offices
7 and utility district offices, when located in any R, S or A
8 zone, provided the following conditions are conformed to:

9 (a) All buildings and structures shall maintain a distance
10 of not less than twenty feet from any property line that is a
11 common property line with R-zoned property, and

12 (b) Any building from which fire-fighting equipment emerges
13 onto a street shall maintain a distance of thirty-five feet from
14 such street,

15 (c) Open storage shall be prohibited,

16 (d) Overnight parking and maintenance of municipal or
17 utility vehicles shall be within an enclosed structure which is
18 compatible in size and design with the surrounding area;

19 (6) Hospitals, mental and alcoholic, provided they are
20 specifically excluded from all RS, RD, RM-2400, RM-1800 and
21 S zones;

22 (7) Institutions for training of religious orders;

23 (8) Kennels, provided that the minimum site area is five
24 acres and that the buildings housing such use and animal runs
25 shall not be closer than one hundred fifty feet to any boundary
26 property line of the premises and that they are specifically
27 excluded from all R zones. The zoning adjustor may require such
28 additional setback, fencing, screening or soundproofing
29 requirements as it deems necessary to ensure the compatibility
30 of the kennel with surrounding development;

31 (9) Radio, microwave or television transmitters, towers
32 and appurtenances;

1 (10) Recreational areas, commercial, including yacht clubs,
2 beach clubs, tennis clubs, parks, ski areas, marinas and similar
3 activities;

4 (11) Universities and colleges, including dormitories and
5 fraternity and sorority houses when on campus;

6 (12) Commercial establishments or enterprises involving
7 open recreational uses of land as follows, provided these uses
8 are specifically excluded from all R and S zones:

9 (a) Campgrounds,

10 (b) Camps, such as boy scout, church, Y.W.C.A., Y.M.C.A.,
11 and similar types,

12 (c) Recreational camps and resorts,

13 (d) Outdoor stage theaters;

14 (13) Hunting and fishing camps, gun clubs and rifle and
15 pistol ranges, provided these uses are specifically excluded from
16 all R and S zones, and provided further, the following conditions
17 are conformed to:

18 (a) All installations shall be located at such a distance
19 from adjoining property lines as will protect abutting property
20 from hazard, noise or dust; provided, that a minimum distance of
21 fifty feet shall be maintained,

22 (b) Firing ranges shall be designed so as to prevent stray
23 or ricocheting bullets or pellets from leaving the property,

24 (c) Plans submitted with the application shall, at a
25 minimum, show location of all buildings, parking areas and access
26 points; safety features of the firing range; provisions for
27 reducing noise produced on the firing line; elevations of the
28 range showing target area, backdrops or butts; and location of
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1 buildings on adjoining properties.

2 (14) Utility district offices. These uses are subject to
3 the following exceptions and conditions:

4 (a) Setbacks adequate to protect adjacent properties in the
5 form of landscaped screening areas shall be required, provided
6 that all buildings and structures shall maintain a distance of
7 not less than twenty feet from any property line that is a common
8 property line with an R or S zoned property, and

9 (b) Open storage shall be prohibited unless it can be
10 demonstrated to the satisfaction of the Zoning Adjustor that
11 screening or other visual designs can be effected which will be
12 compatible with the surrounding area; and

13 (c) Overnight parking and maintenance of municipal or
14 utility vehicles shall be within an enclosed structure.

15 (d) All buildings and structures shall be compatible in
16 size and design with the surrounding area.

17 INTRODUCED AND READ for the first time this 23rd day
18 of February, 1981.

19 PASSED this 30th day of march, 1981.

20 KING COUNTY COUNCIL
21 KING COUNTY, WASHINGTON

22 *Ken Barber*
23 Chairman

24 ATTEST:

25 *Dorothy M. Quinn*
26 DEPUTY Clerk of the Council

27 APPROVED this 8th day of April, 1981.

28 *Don Dudge*
29 King County Executive