

ORDINANCE NO. 5494

AN ORDINANCE relating to zoning, amending the uses allowed under the conditional use permit by adding a new eligible use known as conversion of historic buildings listed on the National Register as a historic site or designated as a King County landmark to commercial and/or multifamily residential use; and amending Resolution 25789, Section 2202, Resolution 33159, Ordinance 1389, Section 1, as amended and KCC 21.44.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings.

The Council recognizes the following:

A. The need to improve the ability to preserve historic buildings by providing flexibility in the use of buildings designated on the National Register or designated as a King County landmark.

B. Restoration or maintenance of a building designated as an historic site on the National Register or as a King County landmark may create a significant hardship on the owner if the use of the building were restricted to those uses permitted by the underlying zoning.

SECTION 2. Resolution 25789, Section 2202, Resolution 33159, Ordinance 1389, Section 1, as amended, and KCC 21.44.030 are each hereby amended to read as follows:

Uses requiring conditional use permit. The following uses may locate subject to 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;

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

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

8 a. Amusement parks,

9 b. Boxing and wrestling arenas,

10 c. Ball parks,

11 d. Fairgrounds and rodeos,

12 e. Golf driving ranges,

13 f. Labor camps (transient),

14 g. Drive-in theater; provided, that no adult theater
15 shall be operated within five hundred feet of an R or S zone or
16 at a drive-in theater as defined in King County Code 21.04.640
17 whose screen may be viewed from a public right-of-way or an R or
18 S zone,

19 h. Race tracks, drag strips, motorcycle hills and Go-Kart
20 tracks,

21 i. Stadiums;

22 4. Educational institutions not otherwise permitted;

23 5. Fire stations, including spaces for municipal offices
24 and utility district offices, when located in any R, S or A zone,
25 provided the following conditions are conformed to:

26 a. All buildings and structures shall maintain a
27 distance of not less than twenty feet from any property line that
28 is a common property line with R-zoned property, and
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1 b. Any building from which fire-fighting equipment
2 emerges onto a street shall maintain a distance of thirty-five
3 feet from such street,

4 c. Open storage shall be prohibited,

5 d. Overnight parking and maintenance of municipal or
6 utility vehicles shall be within an enclosed structure which is
7 compatible in size and design with the surrounding area;

8 6. Hospitals, mental and alcoholic, provided they are
9 specifically excluded from all RS, RD, RM-2400, and RM-1800 and
10 S zones;

11 7. Institutions for training of religious orders;

12 8. Kennels, provided that the minimum site area is five
13 acres and that the buildings housing such use and animal runs
14 shall not be closer than one hundred fifty feet to any boundary
15 property line of the premises and that they are specifically
16 excluded from all R zones. The Zoning Adjustor may require such
17 additional setback, fencing, screening or soundproofing
18 requirements as it deems necessary to ensure the compatibility of
19 the kennel with surrounding development;

20 9. Radio, microwave or television transmitters, towers
21 and appurtenances;

22 10. Recreational areas, commercial, including yacht clubs,
23 beach clubs, tennis clubs, parks, ski areas, marinas and similar
24 activities;

25 11. Universities and colleges, including dormitories and
26 fraternity and sorority houses when on campus;

27 12. Commercial establishments or enterprises involving open
28 recreational uses of land as follows, provided these uses are
29 specifically excluded from all R and S zones;

- 1 a. Campgrounds,
2 b. Camps, such as boy scout, girl scout, Y.W.C.A.,
3 Y.M.C.A., and similar types,
4 c. Recreational camps and resorts,
5 d. Outdoor stage theaters;

6 13. Hunting and fishing camps, gun clubs and rifle and
7 pistol ranges, provided these uses are specifically excluded
8 from all R and S zones, and provided further, the following
9 conditions are conformed to:

10 a. All installations shall be located at such a distance
11 from adjoining property lines as will protect abutting property
12 from hazard, noise or dust; provided that a minimum distance of
13 fifty feet shall be maintained,

14 b. Firing ranges shall be designed so as to prevent a
15 stray or ricocheting bullet or pellet from leaving the property,

16 c. Plans submitted with the application shall, at a
17 minimum, show location of all buildings, parking areas and
18 access points; safety features of the firing range; provisions
19 for reducing noise produced on the firing line; elevations of
20 the range showing target area, backdrops or butts; and location of
21 buildings on adjoining properties;

22 14. Commercial and/or multifamily residential use of
23 buildings listed on the National Register as an historic site
24 or designated as a King County landmark located in an R, S, G
25 or A zone, provided:

26 a. Gross floor area of the building additions or new
27 buildings required for the conversion shall not exceed twenty
28 percent of the gross floor area of the historic or landmark
29 buildings,

1 b. Conversions to multifamily use in the RS, RD, S, G
2 and A zones shall not exceed one dwelling unit for each
3 three thousand six hundred square feet of lot area,


4 c. Any construction required for conversion which affects
5 significant features of the property protected pursuant to
6 Ordinance 4828 and KCC 20.62 shall require certification of
7 appropriateness from the King County Landmark Commission.

8 SECTION 3. Severability. If any provision of this ordinance
9 or its application to any person or circumstance is held invalid,
10 the remainder of this ordinance or the application of the
11 provisions to other persons or circumstances shall not be
12 affected.


13 INTRODUCED AND READ for the first time this 23rd day
14 of March, 19 81.

15 PASSED this 26th day of May, 1987.

16 KING COUNTY COUNCIL
17 KING COUNTY, WASHINGTON

18 
19 Chairman

20 ATTEST:

21 
22 Deputy Clerk of the Council ACTING

23 APPROVED this 5th day of June, 19 81.

24 
25 King County Executive