

1 May 4, 1981

Introduced by Grant

2 Proposed No. 81-226

3
4 ORDINANCE NO. 5526

5 AN ORDINANCE relating to zoning, defining home
6 occupations and adding additional criteria, adding
7 a new definition to K.C.C. 21.04 and amending
8 Ordinance No. 3144, Section 3; and Ordinance
9 No. 3594, Section 3 as amended, and K.C.C.
10 21.08.025 and 21.22.025.

11 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

12 NEW SECTION. SECTION 1. There is added to K.C.C. Chapter
13 21.04 a new section to read as follows:

14 Home Occupation. "Home Occupation" means any activity undertaken
15 for gain or profit and carried on in a dwelling, or building accessory to a
16 dwelling, by a member or members of the family residing in the dwelling.

17 SECTION 2. Ordinance No. 3633, Section 1; Ordinance No. 3144,
18 Section 3, and K.C.C. 21.08.025 are hereby amended to read as follows:

19 Permitted uses - Accessory residential. The following accessory uses
20 only are permitted in an RS zone when a residential use as permitted in
21 Section 21.08.020 has been established on the subject property:

22 (1) Accessory living quarters;

23 (2) Private garages designed to accommodate not more than four
24 cars;

25 (3) Except as provided in K.C.C. 11.04.060 small animals (household
26 pets) not to exceed three in any combination thereof, when kept on the same
27 lot as the residence of the owners of such pets;

28 (4) Lodgers, limited to two;

29 (5) Private docks (one only per dwelling unit) and mooring facilities
30 for the sole use of occupants of the premises to accommodate private non-
31 commercial pleasure craft. Docks and moorings shall be accessory to the
32 primary use on the property to which they are contiguous, provided:

33 (A) Structures shall conform to the applicable provisions of the

1 Shoreline Management Master Program,

2 (B) No part of the structure shall extend more than sixteen feet
3 above the mean high water level,

4 (C) No structure shall be located closer to a property side line,
5 or property side line extended, than fifteen feet, except that docks may abut
6 property lines for the common use of adjacent property owners, when
7 mutually agreed to by the property owners in a contract recorded with the
8 King County Department of Records and Elections, of which a copy must
9 accompany an application for a building permit,

10 (D) The total area of moorage shall not exceed six hundred square
11 feet,

12 (E) Covered moorages shall abut upon the natural shoreline,

13 (F) Such structure shall not have a width greater than fifty
14 percent of the width of the lot at the natural shoreline upon which it is
15 located,

16 (G) Any boat using such moorage shall not be used as a place
17 of residence when so moored;

18 (6) Foster family day care home, twenty-four hours;

19 (7) Greenhouse, private and noncommercial, for propagation and
20 culture only, with no sales from the premises permitted;

21 (8) Radio tower, amateur;

22 (9) Swimming pools and other recreational facilities for the sole use
23 of occupants of premises and their guests;

24 (10) Day nurseries, accessory to a dwelling where no more than twelve
25 children are cared for at one time, including the children of the resident
26 family, under six years of age;

27 (11) Home occupation; provided the home occupation:

28 (A) Is carried on exclusively by a member or members of a
29 family residing in the dwelling unit,

30 (B) Is clearly incidental and secondary to the use of the property
31 for dwelling purposes with the floor area devoted to the home occupation not
32 exceeding twenty percent of the living area of the dwelling unit,
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1 (C) Has no display or sign not already permitted in the zone,

2 (D) Has no outside storage nor other exterior indication of the
3 home occupation or variation from the residential character of the property,

4 (E) Does not require truck delivery or pickup, nor the installation
5 if heavy equipment, large power tools or power sources not common to a
6 residential dwelling.

7 (F) Does not create a level of noise vibration, smoke, dust, odors,
8 heat or glare beyond that which is common to a residential area, (~~and~~)

9 (G) Does not create a level of parking demand beyond that
10 which is normal to a residential area,

11 (H) Does not include automobile, truck or heavy equipment repair,
12 body work or painting; nor parking or storage of heavy equipment including
13 trucks of over one-ton load capacity; nor storage of building materials such
14 as lumber, plasterboard, pipe, paint and the like, for use on other premises
15 ((→)) and

16 (I) All sales shall be an incidental use;

17 (12) One nameplate not exceeding two square feet in area containing
18 the name of the occupant of the premises;

19 (13) Aircraft hangar, provided:

20 (A) No aircraft sales, service, repair, charter or rental shall
21 be permitted on the premises; nor shall storage of any aircraft on the
22 premises for such purposes be permitted.

23 (B) Only one single or twin-engined noncommercial aircraft
24 (excluding helicopters) shall be accommodated on the premises.

25 (C) No aviation fuel except that contained in the tank or tanks
26 of the aircraft itself shall be stored on the premises.

27 (D) No hangar shall be allowed except on lots which abut, or
28 have a legal access which is not a county right-of-way to a landing field in
29 conformance with Chapter 21.44.

30 (E) No hangar constructed pursuant to this section shall exceed
31 twenty feet in height above average grade, nor have a gross area exceeding
32 three thousand square feet;

1 (14) Beehives, limited to four, provided:

2 (A) Colonies shall be maintained in movable-frame hives at all
3 times.

4 (B) Adequate space shall be maintained in each hive to prevent
5 overcrowding and swarming.

6 (C) Colonies shall be requeened following any swarming or
7 aggressive behavior.

8 (D) All colonies shall be registered with the county agricultural
9 extension agent prior to April 1st of each year; state registration form is
10 acceptable for use with the county.

11 (E) Hives shall not be located within twenty-five feet of any
12 property line, except:

13 (i) When situated eight feet or more above adjacent ground
14 level; or

15 (ii) When situated less than six feet above adjacent ground
16 level and behind a solid fence or hedge six feet in height parallel to any
17 property line within twenty-five feet of the hive and extending at least
18 twenty feet beyond the hive in both directions.

19 (F) Bees living in trees, buildings, or any other space except
20 in movable-frame hives; abandoned colonies; or diseased bees constitute a
21 public nuisance, and shall be abated as set forth in Chapter 21.69.

22 (G) Lots containing more than fifteen thousand square feet, but
23 less than thirty-five thousand square feet or area may have up to sixteen
24 beehives.

25 (H) Lots containing thirty-five thousand square feet or more
26 shall be limited to fifty beehives.

27 SECTION 3. Ordinance No. 3594, Section 3 and K.C.C. 21.22.025
28 are hereby amended to read as follows:

29 Permitted uses - Nonagricultural. In an A zone, the following
30 nonagricultural and conditional uses only are permitted and as hereinafter
31 specifically provided and allowed by this Chapter, subject to the off-street
32 parking requirements, loading and unloading requirements, landscaping re-
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1 requirements, the general provisions and exceptions set forth in this title
2 beginning with Chapter 21.46, and subject to the provisions of the King
3 County shoreline management master program where applicable:

4 (1) A one-family dwelling and accessory buildings and uses;
5 provided, that if the dwelling is factory-built housing or a mobile home, it
6 must be certified by the State of Washington, and if the dwelling is a mobile
7 home, it must also meet on-site requirements contained in Section 18.04.050;

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

14 (3) Marketing of agricultural and dairy products raised on the
15 premises; provided only one stand shall be permitted on the premises and
16 such stand shall not contain more than five hundred square feet of floor area
17 and shall not be located in any required yard or open space on the premises;

18 (4) Public utility facilities such as telephone exchanges, sewage or
19 water pumping stations, electrical distribution substations, water storage
20 reservoirs or tanks necessary for the distribution and transmission of
21 services for the area including accessory microwave transmission facilities and
22 towers;

23 (5) Schools and churches;

24 (6) Recreational facilities, community noncommercial, including clubhouse
25 facilities, shall be permitted as conditional uses, provided:

26 (A) Any building or structure on the site shall maintain a distance
27 not less than twenty-five feet from any abutting R, S or G classified pro-
28 perty,

29 (B) Any lights provided to illuminate any building or recreational
30 area shall be so arranged as to reflect the light away from any adequate
31 premises upon which a dwelling unit is located,
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1 (C) The site shall be located upon or have adequate access to
2 a secondary arterial;

3 (7) Signs as follows:

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

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

10 (8) Unclassified uses as provided in Chapter 21.44, consistent with
11 the purpose of this chapter as stated in Section 21.22.010, and excluding
12 airports and heliports;

13 (9) Retail sales of feed, seed or fertilizers, and plants for processing
14 agricultural and dairy products, both subject to the issuance of a conditional
15 use permit; provided the following minimum conditions are conformed to:

16 (A) The number of employees involved and the physical scale
17 is such that there is no substantial traffic involved and the building intensity
18 and character is consistent with the surroundings,

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

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

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

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

28 (B) Is clearly incidental and secondary to the use of the property
29 for agricultural purposes,

30 (C) Has no display or sign not already permitted in the zone.

31 (D) Has no outside storage nor other exterior indication of the
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1 home occupation or variation from character of the area,

2 (E) Does not require truck delivery or pickup, nor the installation
3 of heavy equipment, large power tools or power sources not common to an
4 agricultural area,

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

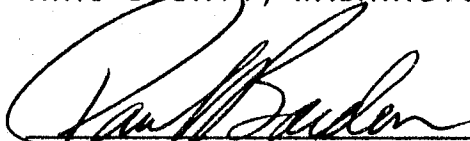
7 (G) Does not create a level of parking demand beyond that which
8 is normal to an agricultural area ((-)) , and

9 (H) All sales shall be an incidental use.

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12 INTRODUCED AND READ for the first time this 27th day
13 of April, 1981.

14 PASSED this 15th day of June, 1981.

15 KING COUNTY COUNCIL
16 KING COUNTY, WASHINGTON

17 
18 Chairman

19 ATTEST:

20 Dorothy M. Owens DEPUTY
21 Clerk of the Council

22 APPROVED this _____ day of _____, 19__.

23 DEEMED ENACTED WITHOUT
24 COUNTY EXECUTIVE'S SIGNATURE

25 DATED: 6/28/81
26 King County Executive