

ORDINANCE NO. 5527

AN ORDINANCE relating to zoning, amending the uses allowed under the conditional use permit by adding a new eligible use known as a cottage industry, amending Resolution 25789, Section 2202, Resolution 33159, Ordinance No. 1389, Section 1 as amended and K.C.C. 21.44.030 and adding a new definition to K.C.C. 21.04.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

Cottage Industry. "Cottage Industry" means any activity undertaken for gain or profit and carried on in a dwelling, or building accessory to a dwelling, by members of the family residing in the dwelling and up to three additional unrelated people.

SECTION 2. Resolution 25789, Section 2202, Resolution 33159, Ordinance No. 1389, Section 1 as amended and K.C.C. 21.44.030 are each hereby 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 away 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;

5527

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

5           (a) Amusement parks,

6           (b) Boxing and wrestling arenas,

7           (c) Ball parks,

8           (d) Fairgrounds and rodeos,

9           (e) Golf driving ranges,

10          (f) Labor camps (transient),

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

16          (h) Race tracks, drag strips, motorcycle hills and Go-Kart  
17 tracks,

18          (i) Stadiums,

19          (j) Auction facilities;

20       (4) Educational institutions not otherwise permitted;

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

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

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

30           (c) Open storage shall be prohibited,

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

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

7 (7) Institutions for training of religious orders;

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

16 (9) Radio, microwave or television transmitters, towers and  
17 appurtenances, provided;

18 (a) New facilities or uses shall share common sites with  
19 existing facilities or uses whenever possible, unless the  
20 applicant demonstrates that it is not feasible or beneficial to  
21 combine the installation of new facilities or uses with existing  
22 facilities or uses that are located in close proximity.

23 (b) Sufficient setbacks or easements are provided to  
24 protect improvements on adjacent property in the event of tower  
25 collapse,

26 (c) Public access to towers shall be precluded,

27 (d) Vehicle access and utility corridors shall be shared  
28 whenever possible;

29 (10) Recreational areas, commercial, including yacht clubs,  
30 beach clubs, tennis clubs, parks, ski areas, marinas and similar  
31 activities;

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

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

6 (a) Campgrounds,

7 (b) Camps, such as boy scout, girl scout, Y.W.C.A.,  
8 Y.M.C.A., and similar types,

9 (c) Recreational camps and resorts,

10 (d) Outdoor stage theaters;

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

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

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

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

28 (14) Utility district offices. These uses are subject to  
29 the following exceptions and conditions:  
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1 (a) Setbacks adequate to protect adjacent properties in  
2 the form of landscaped screening areas shall be required, provided  
3 that all buildings and structures shall maintain a distance of  
4 not less than twenty feet from any property line that is a common  
5 property line with an R or S zoned property, and

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

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

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

14 (15) Cottage Industries, only in the following zones:  
15 G-5, G, A, S-E, S-C, GR-5, and GR-2.5, provided the following  
16 conditions are conformed to:

17 (a) The site shall have a minimum area of thirty-five  
18 thousand square feet and meet the lot size requirements of the  
19 applicable zone;

20 (b) The cottage industry shall be incidental to the use of  
21 the property for dwelling purposes and shall be less than fifty  
22 percent of the living area of the dwelling. This fifty percent  
23 square footage limitation includes outdoor assembly and storage  
24 areas but not required parking areas;

25 (c) The following uses shall not be allowed:

26 (i) Any activity which might result in excessive noise,  
27 smoke, dust, odors, heat or glare beyond that which is common to  
28 a residential area. The proposed use shall conform to the  
29 maximum permissible sound levels under K.C.C. Chapter 12.88.  
30 The zoning adjustor may require an applicant to provide sound

1 level tests demonstrating such conformance.

2 (ii) Use or manufacture of products or operations  
3 which are dangerous in terms of risk of fire, explosion, or  
4 hazardous emissions, and

5 (iii) Any other use deemed incompatible with a  
6 residential and/or agricultural area, subject to the review of  
7 the zoning adjustor;

8 (d) Landscaping shall be required to screen parking areas  
9 and outside storage from the view of adjacent landowners and  
10 County roads;

11 (e) Increased setbacks or additional screening may be  
12 established by the zoning adjustor to ensure that any proposed  
13 structure is compatible with the surrounding residential or  
14 agricultural area;

15 (f) Required zoning setbacks may be increased subject to  
16 the review of the zoning adjustor for any activity which could  
17 potentially detract from a residential area but which is not  
18 deemed incompatible with the neighborhood. Such activities  
19 include but are not limited to: employee parking areas, loading  
20 zones, outdoor storage, and outdoor work areas;

21 (g) Any display or sign shall be subject to the review of  
22 the zoning adjustor;

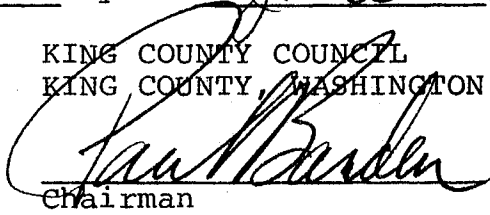
23 (h) All sales shall be an incidental use; and

24 (i) The allowable size of equipment used by the cottage  
25 industry shall be subject to the review of the zoning adjustor.

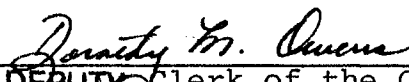
26 INTRODUCED AND READ for the first time this 27th day  
27 of April, 1981.

28 PASSED this 15th day of June, 1981.

29 KING COUNTY COUNCIL  
30 KING COUNTY, WASHINGTON

31   
Chairman

32 ATTEST:

33   
DEPUTY Clerk of the Council

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_  
COUNTY EXECUTIVE'S SIGNATURE, 19 \_\_\_\_\_.

DELETED WITHOUT  
DATED: 6/28/81