

ORDINANCE NO. 5973

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AN ORDINANCE relating to zoning; adding a new use subject to the administrative conditional use permit; amending Ordinance 5570, Section 1 and KCC 21.08.070; and Ordinance 3144, Section 7 and KCC 21.08.045.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. Ordinance 5570, Section 1 and K.C.C. 21.08.070 is hereby amended to read as follows:

Administrative conditional uses. In an RS zone the following conditional uses only are permitted subject to the administrative approval of the zoning adjustor as set forth in Chapter 21.58, and subject to the off-street parking requirements, landscaping requirements, and the general provisions and exceptions set forth in this title beginning with Chapter 21.46, and the provisions of the King County shoreline management master program, where applicable:

A. The reuse of nonresidential buildings which were built in the zone for permitted uses such as public or private schools, fire stations, libraries or recreational facilities when no longer needed for their intended purpose provided no extension, exterior modification or expansion is proposed, for the following activities:

((A)) 1. Those uses enumerated in Section 21.08.040 of this chapter, subject to the conditions set forth in those sections.

((B)) 2. Uses rendering governmental services, or nonprofit social services to the individual.

((E)) 3. The storage of governmental records.

((D)) 4. Retirement home, provided:

((1)) a. The site is convenient to public transportation.

((2)) b. The lot area per dwelling unit shall not be

1 less than two thousand four hundred square feet.

2 ((3)) c. The amount of off-street parking required
3 shall not be less than one parking space per four dwelling units.

4 ((E)) 5. Rest homes, nursing and convalescent homes,
5 provided:

6 ((1)) a. The site is convenient to public transportation.

7 ((2)) b. The accommodations and number of persons
8 cared for conform to applicable state and local regulations.

9 ((F)) 6. Hospitals, on school sites only, which abut an
10 arterial street improved to King County standards.

11 ((G)) 7. Schools, private or parochial.

12 ((H)) 8. School administrative offices.

13 B. Water storage reservoirs, tanks, or standpipes located
14 above ground subject to the minimum standards set forth for
15 public utility facilities in K.C.C. 21.08.045(B).

16 SECTION 2. Ordinance 3144, Section 7, and KCC 21.08.045
17 are each hereby amended to read as follows:

18 Utilities. Public utilities shall be permitted in an RS
19 zone as follows, subject to the provisions of the King County
20 shoreline management master program where applicable, except
21 that public utility facilities permitted by Section 21.46.140
22 shall not be affected by this section:

23 A. Public utility facilities necessary for the transmission
24 and distribution of services for the area when the facilities
25 are located underground below the natural grade of the site;
26 provided, however, that surface-mounted transformers, telephone
27 terminals and metering devices less than five feet in height
28 required in connection with underground services are permitted
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1 above ground.

2 B. Public utility facilities, such as telephone exchanges,
3 sewage or water pumping stations, electrical distribution
4 substations, (~~water-storage-reservoirs-or-tanks~~) necessary for the
5 distribution of services, including accessory microwave
6 transmission facilities and towers, are permitted above ground,
7 but not including business offices, warehousing, storage
8 buildings or yards, service yards, sewage treatment plants or
9 bulk gas storage or the like, subject to the following
10 minimum standards:

11 1. Any equipment or structure except architectural
12 screens and fences shall observe a setback of one foot for each
13 one foot the equipment or structure rises above the grade, but
14 in no case less than twenty feet from any property line.

15 2. When security fences are used, they shall be
16 supplemented with base plantings or evergreen shrubs or trees,
17 or climbing evergreen material on the fences or wood slats woven
18 into the fence so as to minimize the industrial character of
19 such fences.

20 3. An appropriate area surrounding the installation
21 shall be landscaped and maintained with paving, shrubs and
22 ground cover consistent with surrounding residential standards.

23 4. When the facility includes bulky structures such
24 as water towers or standpipes, the landscaping shall include
25 trees, either natural or planted, of such size as will partially
26 screen and effectively break up the massive appearance of
27 such structures.

28 5. Landscaping shall be planted according to accepted
29 practice in good soil and maintained in good condition at all
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1 times. Landscaping shall be planted as a yard improvement at or
2 before the time of completion of the first structure or within
3 a reasonable time thereafter, considering weather and planting
4 conditions.

5 6. The permissible sound level measured at any common
6 property line with R, S or G classified property shall normally
7 not exceed sixty decibels when measured on the A scale by a
8 Type 1 or Type 2 sound level meter as specified in American
9 National Standards Institute Specifications S 1.4-1971.

10 7. Site plans, elevation and landscape plans shall be
11 submitted and approved by the Building and Land Development
12 Division prior to the issuance of a building permit. The Building
13 and Land Development Division may require the posting of a
14 surety bond guaranteeing to the county the installation and
15 improvement of the site in accordance with the approved screening
16 and landscape plans in an amount estimated to be equal to the
17 cost of such screening and landscaping.

18 INTRODUCED AND READ for the first time this 25th day
19 of January, 19 82.

20 PASSED this 3rd day of May, 19 82.

21 KING COUNTY COUNCIL
22 KING COUNTY, WASHINGTON

23 Lois North
24 Chairman

25 ATTEST:

26 Janet M. Owens
27 DEPUTY Clerk of the Council

28 APPROVED this 5th day of May, 19 82.

29 Randy Revell
30 King County Executive
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