

ORDINANCE NO. 6458

AN ORDINANCE relating to zoning, amending the uses allowed under the conditional use permit by adding a new eligible use known as a bed and breakfast guesthouse; adding a new definition to K.C.C. 21.04; amending the definition of accessory living quarters and amending Ordinance 5527, Section 2, Ordinance 5494, Section 2, Ordinance 5422, Section 2, Resolution 25789, Sections 201 and 2202, and K.C.C. 21.04.004 and 21.44.030.

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:

Bed and breakfast guesthouse. "Bed and breakfast guesthouse" means a dwelling unit or accessory building within which rooms are available for paying guests.

SECTION 2. Resolution 25789, Section 201 and K.C.C. 21.04.004 are each hereby amended to read as follows:

"Accessory living quarters" means living quarters within an accessory building for the sole use of the family or of persons employed on the premises, or for the temporary use of guests of the occupants of the premises. Such quarters have no kitchen facilities and are not rented or otherwise used as a separate dwelling unit. (~~"Aecessory-living-quarters"-includes-"guest house"-~~)

SECTION 3. Ordinance 5527, Section 2, Ordinance 5494, Section 2, Ordinance 5422, Section 2, Resolution 25789, Section 2202 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.

A. Cemeteries, provided:

1. No building shall be located closer than one hundred feet away from any boundary line,
2. A protective fence and a landscaped strip of evergreen trees and shrubs at least ten feet in width shall be installed

1 on all common boundary lines with R or S zoned property;

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

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

- 9 1. Amusement parks,
- 10 2. Boxing and wrestling arenas,
- 11 3. Ball parks,
- 12 4. Fairgrounds and rodeos,
- 13 5. Golf driving ranges,
- 14 6. Labor camps (transient),
- 15 7. Drive-in theater; provided, that no adult theater  
16 shall be operated within five hundred feet of an R or S zone  
17 or at a drive-in theater as defined in King County Code 21.04.310  
18 whose screen may be viewed from a public right-of-way or an  
19 R or S zone,
- 20 8. Race tracks, drag strips, motorcycle hills and Go-Kart  
21 tracks,
- 22 9. Stadiums,
- 23 10. Auction facilities;

24 D. Educational institutions not otherwise permitted;

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

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

1           3. Open storage shall be prohibited,

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

5           F. Hospitals, mental and alcoholic, provided they are  
6 specifically excluded from all RS, RD, RM-2400, RM-1800 and  
7 S zones;

8           G. Institutions for training of religious orders;

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

17           I. Radio, microwave or television transmitters, towers  
18 and appurtenances, provided;

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

24           2. Sufficient setbacks or easements are provided to  
25 protect improvements on adjacent property in the event of tower  
26 collapse,

27           3. Public access to towers shall be precluded,

28           4. Vehicle access and utility corridors shall be  
29 shared whenever possible;

30           J. Recreational areas, commercial, including yacht clubs,  
31 beach clubs, tennis clubs, parks, ski areas, marinas and  
32 similar activities;

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1 K. Universities and colleges, including dormitories and  
2 fraternity and sorority houses when on campus;

3 L. 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 1. Campgrounds,
- 7 2. Camps, such as boy scout, girl scout, church Y.W.C.A.,  
8 Y.M.C.A., and similar types,
- 9 3. Recreational camps and resorts,
- 10 4. Outdoor stage theaters;
- 11 5. Recreational vehicle parks as provided in Chapter  
12 21.09;

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

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

21 2. Firing ranges shall be designed so as to prevent  
22 stray or ricocheting bullets or pellets from leaving the  
23 property,

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

30 N. Utility district offices. These uses are subject to  
31 the following exceptions and conditions:

32 1. Setbacks adequate to protect adjacent properties  
33 in the form of landscaped screening areas shall be required, pro-

1 vided that all buildings and structures shall maintain a distance  
2 of not less than twenty feet from any property line that is a  
3 common property line with an R or S zoned property,

4 2. Open storage shall be prohibited unless it can be  
5 demonstrated to the satisfaction of zoning adjustor that screen-  
6 ing or other visual designs can be effected which will be compat-  
7 ible with the surrounding area,

8 3. Overnight parking and maintenance of municipal or  
9 utility vehicles shall be within an enclosed structure,

10 4. All buildings and structures shall be compatible in  
11 size and design with the surrounding area.

12 O. Commercial and/or multi-family residential use of  
13 buildings listed on the National Register as an historic site  
14 or designated as a King County landmark located in an R, S, G  
15 or A zone, provided:

16 1. Gross floor area of the building additions or new  
17 buildings required for the conversion shall not exceed twenty  
18 percent of the gross floor area of the historic or landmark  
19 buildings,

20 2. Conversions to multi-family use in the RS, RD, S, G  
21 and A zones shall not exceed one dwelling unit for each three  
22 thousand six hundred square feet of lot area,

23 3. Any construction required for conversion which affects  
24 significant features of the property protected pursuant to  
25 Ordinance 4828 and K.C.C. 20.62 shall require certification of  
26 appropriateness from the King County Landmark Commission.

27 P. Cottage Industries, only in the following zones: G-5,  
28 G, A, S-E, S-C, GR-5, and GR-2.5, provided the following condi-  
29 tions are conformed to:

30 1. The site shall have a minimum area of thirty-five  
31 thousand square feet and meet the lot size requirements of the  
32 applicable zone;

1           2. The cottage industry shall be incidental to the use  
2 of the property for dwelling purposes and shall be less than  
3 fifty percent of the living area of the dwelling. This fifty  
4 percent square footage limitation includes outdoor assembly and  
5 storage areas but not required parking areas;

6           3. The following uses shall not be allowed:

7           a. Any activity which might result in excessive  
8 noise, smoke, dust, odors, heat or glare beyond that which is  
9 common to a residential area. The proposed use shall conform  
10 to the maximum permissible sound levels under K.C.C. Chapter  
11 12.88. The zoning adjustor may require an applicant to provide  
12 sound level tests demonstrating such conformance;

13           b. Use or manufacture of products or operations which  
14 are dangerous in terms of risk of fire, explosion, or hazardous  
15 emissions;

16           c. Any other use deemed incompatible with a residential  
17 and/or agricultural area, subject to the review of the zoning  
18 adjustor;

19           4. Landscaping shall be required to screen parking  
20 areas and outside storage from the view of adjacent landowners  
21 and County roads;

22           5. Increased setbacks or additional screening may be  
23 established by the zoning adjustor to ensure that any proposed  
24 structure is compatible with the surrounding residential or  
25 agricultural area;

26           6. Required zoning setbacks may be increased subject  
27 to the review of the zoning adjustor for any activity which could  
28 potentially detract from a residential area but which is not  
29 deemed incompatible with the neighborhood. Such activities in-  
30 clude but are not limited to: employee parking area, loading  
31 zones, outdoor storage, and outdoor work area;

32           7. Any display or sign shall be subject to the review  
33 of the zoning adjustor;

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1           8. All sales shall be an incidental use; and

2           9. The allowable size of equipment used by the cottage  
3 industry shall be subject to the review of the zoning adjustor.

4           Q. Bed and breakfast guesthouses, provided:

5           1. The bed and breakfast guesthouse operation shall be  
6 located only on the premises of the permanent residence of the  
7 operator(s).

8           2. The guesthouse operation shall be compatible with the  
9 residential character of the neighborhood.

10          3. Signs shall be limited to one single-faced or double-  
11 faced identification sign not to exceed six square feet in area  
12 in G, SE, GR, G-5, and A zones nor two square feet in area in any  
13 other zone. Signs shall not be allowed within required setbacks  
14 except when located in G, SE, GR, G-5, and A zones.

15          4. One off-street parking space shall be provided for  
16 each guestroom plus the required off-street parking spaces for  
17 the dwelling. This parking area shall not be located within  
18 any required yard. Landscaping may be required to screen park-  
19 ing areas from the view of adjacent properties and from public  
20 roads.

21          5. Serving meals to paying guests shall be limited to  
22 breakfast.

23          6. The wastewater disposal facility and the domestic  
24 water supply serving the guesthouse shall be subject to the  
25 approval of the Seattle-King County Health Department.

26          7. The number of persons accommodated per night shall  
27 not exceed five except that a structure which satisfies the  
28 standards of the Uniform Building Code as adopted by King County  
29 for R-1 occupancies may accommodate up to ten persons per night.

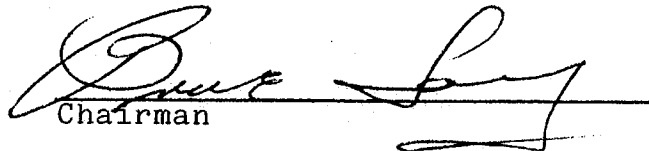
30          8. A change of use permit must be obtained from the  
31  
32  
33

1 building and land development division.

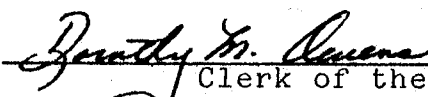
2 INTRODUCED AND READ for the first time this 23rd day  
3 of May, 1983.

4 PASSED this 5th day of July, 1983.

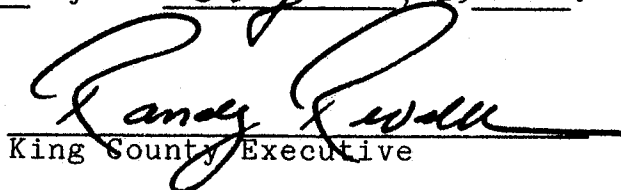
5 KING COUNTY COUNCIL  
6 KING COUNTY, WASHINGTON

7   
8 Chairman

9 ATTEST:

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11   
12 Clerk of the Council

13 APPROVED this 15th day of July, 1983.

14   
15 King County Executive