

ORDINANCE NO. 6576

AN ORDINANCE relating to zoning; modifying the limitations on uses in the BN and BC zones; amending Ordinance 5317, Section 12, Ordinance 5002, Sections 8 and 9, Resolution 25789, Sections 1302 and 1402, and KCC 21.26.030 and 21.28.030.

BE IT ORDAINED BY THE KING COUNTY COUNCIL:

SECTION 1. Ordinance 5002, Section 8, Resolution 25789, Section 1302 and KCC 21.26.030 are each hereby amended to read as follows:

Limitations on uses. Every use locating in B-N zone shall be subject to the following further conditions and limitations:

A. All uses shall conform to the general provisions and requirements, and landscaping requirements set forth beginning with Chapter 21.46 and all parking lots, parking areas and loading areas shall be surfaced, screened, developed and maintained as required by Chapter 16.74 of this code;

B. All uses shall be conducted wholly within an entirely enclosed building except:

1. Automobile service stations,
2. Public utility installations,
3. Growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots or containers
4. Morages for private pleasure craft,
5. Parking and loading areas,
6. Public off-street parking lots,
7. Automatic car wash, (~~as an accessory use to a service~~

~~station-subject-to-the-following-conditions:~~

1 ~~a. The service station to be limited to two pump islands~~
2 ~~with no more than three pumps for each island;~~

3 ~~b. Car wash activity shall be within an entirely enclosed~~
4 ~~building));~~

5 8. Self-operated car wash;

6 C. Any areas used as set forth in subsection B of this sec-
7 tion, except horticultural nurseries, moorages and public utility
8 installations, shall be improved and maintained as required for
9 off-street parking areas in Chapter 16.74;

10 D. In the case of automobile service stations, the leading
11 edge of the pump islands shall not be closer than fifteen feet to
12 any street property line;

13 E. All products made incident to a permitted use which are
14 manufactured, processed or treated on the premises shall be sold
15 on the premises only and at retail only, and not more than three
16 persons may be employed in the manufacturing, processing or
17 treatment of products, except that this limitation shall not
18 apply to restaurants;

19 F. Any repairing done on the premises shall be incidental
20 only and limited to custom repairing of the types of merchandise
21 sold on the premises at retail; the floor area devoted to such
22 repairing shall not exceed twenty percent of the total floor area
23 occupied by the particular enterprise of which it is a part,
24 except that the limitations of this paragraph shall not apply to
25 shoe, radio, television or other small household appliance repair
26 service;

27 G. No used or secondhand articles, materials, or equipment
28 unless accessory to the primary activity may be sold, offered for
29 sale, or stored on the premises except paintings, objects of art
30 or antiques as defined in this title;

1 H. Storage shall be limited to accessory storage of commod-
2 ities sold at retail on the premises or materials used in the
3 limited fabrication of commodities sold at retail on the
4 premises;

5 I. All operations conducted on the premises shall not be
6 objectionable beyond the property boundary lines by reason of
7 lighting, noise, steam, odor, fumes, gases, smoke, vibration,
8 hazard or other causes, and any use which produces odor, fumes
9 (toxic or nontoxic), gases, airborne solids or other atmospheric
10 contaminants shall be allowed to locate only if conforming in
11 every respect to the rules and regulations established by an
12 applicable and qualified public agency;

13 J. No dwelling units, whether single-family, two-family or
14 multiples are permitted in the B-N zone, except as allowed in
15 connection with a church, or except a dwelling unit for a care-
16 taker or resident owner of a permitted use, or except as allowed
17 in conjunction with a neighborhood scale mixed use business-
18 residential use as set forth in KCC 21.26.020;

19 K. Only the following signs are permitted, subject to the
20 following limitations:

21 1. No blinking or flashing signs are permitted;

22 2. One single-faced identification sign not exceeding
23 twelve square feet in area for the identification of the
24 premises;

25 3. One sign not exceeding fifty square feet of area which
26 sign shall be used exclusively to advertise a business conducted,
27 services rendered or goods sold upon the premises, or any other
28 lawful activity conducted upon such premises, or any other lawful
29 activity conducted upon such premises, provided signs flush
30 mounted or painted on the face of a building that do not extend
31 above or beyond said face shall not be limited as to area;
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1 4. One unlighted double-faced sign not exceeding twelve
2 square feet or area per face pertaining only to the rental, lease
3 or sale of the premises upon which it is displayed.

4 L. In the case of automatic carwashes and self-operated
5 carwashes, the facility must be served by sanitary sewers.

6 SECTION 2. Ordinance 5317, Section 12, Ordinance 5002,
7 Section 9, Resolution 25789, Section 1402, and KCC 21.28.030 are
8 each hereby amended to read as follows:

9 Limitations on uses. Every use locating in a B-C zone shall
10 be subject to the following further conditions and limitations:

11 A. All uses shall conform to the general provisions and ex-
12 ceptions, off-street parking requirements, loading area require-
13 ments and landscaping requirements set forth in this title
14 beginning with Chapter 21.46 and all parking lots and parking
15 areas and loading areas shall be surfaced, screened, developed
16 and maintained as required by Chapter 16.74;

17 B. All uses shall be conducted wholly within an entirely
18 enclosed building except:

- 19 1. Automobile service stations,
- 20 2. Drive-in restaurants,
- 21 3. Public utility installations,
- 22 4. Meter and control stations of a public utility,
- 23 5. Moorage for private pleasure craft,
- 24 6. Outdoor advertising structures,
- 25 7. Parking lots and parking and loading areas,
- 26 8. Growing stock in connection with horticultural nur-
27 series whether the stock is in open ground, pots or containers,
- 28 9. Automatic car wash (~~as an accessory use to a service~~
29 ~~station. Car wash activity to be within an entirely enclosed~~
30 building));

1 10. Self-operated car wash;

2 ~~((10+))~~ 11. Recreational vehicle parks;

3 C. Any areas used as set forth in paragraph B. of this sec-
4 tion, except public utility installations, moorages and outdoor
5 advertising structures shall be improved and maintained as
6 required for off-street parking areas in Chapter 16.74;

7 D. In the case of automobile service stations, the leadin
8 edge of the pump islands shall not be closer than fifteen feet to
9 any street property line;

10 E. All products made incident to a permitted use which ar
11 manufactured, processed or treated on the premises shall be sold
12 only on the premises and only at retail;

13 F. Any repairing done on the premises shall be incidental
14 only, and limited to custom repairing of the types of merchandis
15 sold on the premises at retail. The floor area devoted to such
16 repairing shall not exceed thirty percent of the total floor area
17 occupied by the particular enterprise, except that the limita-
18 tions of this paragraph shall not apply to shoe, radio, televi-
19 sion or other small household appliance repair service;

20 G. Storage shall be limited to accessory storage of com-
21 modities sold at retail on the premises or materials used in the
22 limited fabrication of commodities sold at retail on the
23 premises;

24 H. No dwelling units, whether single-family, two-family o
25 multiple-family, are permitted in a B-C zone except as allowed in
26 connection with a church, or except a dwelling unit for ~~((resi-~~
27 ~~dent-manager,))~~ a resident owner or caretaker ~~((or-as-permitted-~~
28 ~~within-an-approved-recreational-vehiele-park,))~~ of a permitted
29 use, or except as allowed in conjunction with a community scale
30 mixed use business residential use as set forth in KCC 21.28.020

31 I. Use of cleaning agents shall be limited to nonflammable
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1 and explosive fluids with a flash point above one hundred thirty-
2 eight and five-tenths degrees Fahrenheit in a closed safety
3 cleaning system;

4 J. Any building or structures or portion thereof used to
5 house animals in connection with small animal hospitals and clin-
6 ics shall be sound-proofed; the animals runs shall be surfaced
7 with concrete or other impervious material; there shall be no
8 burning of refuse or dead animals; drainage shall be away from
9 adjoining properties;

10 K. All operations conducted on the premises shall not be
11 objectionable beyond the property boundary lines by reason of
12 lighting, noise, odor, fumes, gases, smoke, steam, vibration,
13 hazard or other causes, and any use the operation of which pro-
14 duces odor, fumes (toxic or nontoxic), gases, air-borne solids or
15 other atmospheric contaminants shall be allowed to locate only if
16 conforming in every respect to any rules and regulations
17 established by an applicable and qualified public agency.

18 L. In the case of automatic carwashes and self-operated car-
19 washes, the facility must be served by sanitary sewers.

20 INTRODUCED AND READ for the first time this 12th day of
21 September 1983.

22 PASSED this 24th day of October 1983.

23 KING COUNTY COUNCIL
24 KING COUNTY, WASHINGTON

25 
26 Chairman

27 ATTEST:

28 
29 Clerk of the Council

30 APPROVED this 7th day of November 1983.

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32 King County Executive
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