

ORDINANCE NO. 6641

AN ORDINANCE relating to zoning; allowing fire stations in G zones subject to a conditional use permit; amending Ordinance 5527, Section 2, Resolution 25789, Section 2202, and KCC 21.44.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY

SECTION 1. Ordinance 5527, Section 2, Resolution 25789, Section 2202 and KCC 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 from any boundary line.
2. A protective fence and 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;

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

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

1. Amusement parks,
2. Boxing and wrestling arenas,
3. Ball parks,
4. Fairgrounds and rodeos,
5. Golf driving ranges,
6. Labor camps (transient),
7. Drive-in theater; provided, that no adult theater shall be operated within five hundred feet of an R or S zone or at a drive-in theater as defined in King County Code 21.04.310 whose screen may be viewed from a public right-of-way or an R or S zone,

1 2. Sufficient setbacks or easements are provided to protect improve-
2 ments on adjacent property in the event of tower collapse,

3 3. Public access to towers shall be precluded,

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

5 J. Recreational areas, commercial, including yacht clubs, beach clubs,
6 tennis clubs, parks, ski areas, marinas and similar activities;

7 K. Universities and colleges, including dormitories and fraternity and
8 sorority houses when on campus;

9 L. Commercial establishments or enterprises involving open recreational
10 uses of land as follows, provided these uses are specifically excluded from all
11 R and S zones:

12 1. Campgrounds,

13 2. Camps, such as boy scout, girl scout, church, YWCA, YMCA, and
14 similar types,

15 3. Recreational camps and resorts,

16 4. Outdoor stage theaters,

17 5. Recreational vehicle parks as provided in Chapter 21.09;

18 M. Hunting and fishing camps, gun clubs and rifle and pistol ranges, pro-
19 vided further, the following conditions are conformed to:

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

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

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

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

32 1. Setbacks adequate to protect adjacent properties in the form of
33

1 landscaped screening areas shall be required, provided that all buildings and
2 structures shall maintain a distance of not less than twenty feet from any pro-
3 perty line that is a common property line with an R or S zones property,

4 2. Open storage shall be prohibited unless it can be demonstrated to
5 the satisfaction of the Zoning Adjustor that screening or other visual designs
6 can be affected which will be compatible with the surrounding area,

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

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

11 P. Commercial and/or multifamily residential use of buildings listed on
12 the National Register as an historic site or designated as a King County landmark
13 located in R, S, G or A zone, provided:

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

17 2. Conversions to multifamily use in the RS, RD, S, G and A zones
18 shall not exceed one dwelling unit for each three thousand six hundred square
19 feet of lot area,

20 3. Any construction required for conversion which affects significant
21 features of the property protected pursuant to Ordinance 4828 and KCC 20.62
22 shall require certification of appropriateness from the King County Landmark
23 Commission.

24 Q. Cottage Industries, only in the following zones: G-5, G, A, S-E, S-C,
25 GR-5, and GR-2.5, provided the following conditions are conformed to:

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

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

32 3. The following uses shall not be allowed:
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1 a. Any activity which might result in excessive noise, smoke, dust,
 2 odors, heat or glare beyond that which is common to a residential area. The
 3 proposed use shall conform to the maximum permissible sound levels under
 4 KCC Chapter 12.88. The zoning adjustor may require an applicant to provide
 5 sound level tests demonstrating such conformance.

6 b. Use of manufacture of products or operations which are dangerous
 7 in terms of risk of fire, explosion, or hazardous emmissions.

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

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

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

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

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

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

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

25 INTRODUCED AND READ for the first time this 31st day of October 1983.

26 PASSED this 9th day of January, 1984.

27 KING COUNTY COUNCIL
 28 KING COUNTY, WASHINGTON

29 Gary Grant
 30 Chairman

31 ATTEST:

31 Janet M. Owens
 32 Clerk of the Council

32 APPROVED this 18th day of January, 19 84.

33 Ruby R. Walker
 King County Executive