

ORDINANCE NO. 6766

1
2 AN ORDINANCE relating to home
3 occupations, allowing signs on State
4 highways in certain circumstances;
5 amending Ordinance 6098, Section 2.
6 and K.C.C. 21.08.030.

7 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

8 SECTION 1. Ordinance 6098, Section 2., and K.C.C. 21.08.030 are
9 each hereby amended to read as follows:

10 Permitted uses - Accessory residential. The following
11 accessory uses only are permitted in an RS zone when a
12 residential use as permitted in K.C.C. 21.08.020 has been
13 established on the subject property:

14 A. Accessory living quarters;

15 B. Accessory dwelling, provided:

16 1. The accessory unit is within the same building as the
17 principal residence,

18 2. The accessory unit floor area does not exceed fifty
19 percent of the combined total area of the principal residence
20 and the accessory unit,

21 3. The house must be owner-occupied,

22 4. The principal residence and the accessory unit, and
23 occupancy thereof, must comply with K.C.C. Chapter 16.04,

24 5. Garage space may be converted only if the same number
25 of covered parking spaces are provided elsewhere on the property,

26 6. One off-street parking space in addition to that
27 required for a single family dwelling shall be provided,

28 7. The total number of people who may occupy principal
29 residence and the accessory unit, together, shall not exceed the
30 number of people who may occupy a one-family dwelling;

31 C. Private garages designed to accommodate not more than
32 four cars;

1 D. Except as provided in K.C.C. 11.04.060 small animals
2 (household pets) not to exceed three in any combination thereof,
3 when kept on the same lot as the residence of the owners of such
4 pets;

5 E. Lodgers, limited to two;

6 F. Private docks (one only per dwelling unit) and mooring
7 facilities for the sole use of occupants of the premises to
8 accommodate private noncommercial pleasure craft. Docks and
9 moorings shall be accessory to the primary use on the property
10 to which they are contiguous, provided:

11 1. Structures shall conform to the applicable provisions
12 of the Shoreline Management Master Program,

13 2. No part of the structure shall extend more than
14 sixteen feet above the mean high water level,

15 3. No structure shall be located closer to a property
16 side line, or property side line extended, than fifteen feet,
17 except that docks may abut property lines for the common use of
18 adjacent property owners, when mutually agreed to by the
19 property owners in a contract recorded with the King County
20 Division of Records and Elections, of which a copy must
21 accompany an application for a building permit,

22 4. The total area of moorage shall not exceed six hundred
23 square feet,

24 5. Covered moorages shall abut upon the natural
25 shoreline,

26 6. Such structure shall not have a width greater than
27 fifty percent of the width of the lot at the natural shoreline
28 upon which it is located,

29 7. Any boat using such moorage shall not be used as a
30 place of residence when so moored;

31

32

33

1 G. Foster family day care home, twenty-four hours;

2 H. Greenhouse, private and noncommercial, for propagation
3 and culture only, with no sales from the premises permitted;

4 I. Radio tower, amateur;

5 J. Swimming pools and other recreational facilities for the
6 sole use of occupants of premises and their guests;

7 K. Day nurseries, provided:

8 1. A maximum of twelve children are cared for in any
9 twenty-four hour period, provided further that the facility
10 shall conform to the occupancy requirements of Chapter 8 of the
11 Uniform Building Code as adopted by King County whenever more
12 than six children are cared for at one time.

13 2. Outdoor play areas shall be provided with a minimum of
14 seventy-five square feet in area for each child using the area
15 at one time, and shall be completely enclosed by a solid barrier
16 such as a berm, wall or fence, with no openings except for
17 gates, and having a minimum height of six feet, to minimize
18 visual and noise impacts and prevent trespassing on adjacent
19 residentially classified properties.

20 3. Play equipment shall not be located closer than twenty
21 feet to any property lines.

22 4. The hours of operation may be restricted to assure
23 compatibility with surrounding development;

24 L. Home occupation; provided the home occupation:

25 1. Is carried on exclusively by a member of members of a
26 family residing to the dwelling unit,

27 2. Is clearly incidental and secondary to the use of the
28 property for dwelling purposes with the floor area devoted to
29 the home occupation not exceeding twenty percent of the living
30 area of the dwelling unit,

1 3. Has no display or sign not already permitted in the
2 zone, except that a home occupation which is conducted by a
3 person who is medically certified as permanently disabled, and
4 which is located on a State highway, may have a sign no larger
5 than 24 square feet.

6 4. Has no outside storage nor other exterior indication
7 of the home occupation or variation from the residential
8 character of the property,

9 5. Does not require truck delivery or pickup, nor the
10 installation of heavy equipment, large power tools or power
11 sources not common to a residential dwelling.

12 6. Does not create a level of noise vibration, smoke,
13 dust, odors, heat or glare beyond that which is common to a
14 residential area,

15 7. Does not create a level of parking demand beyond that
16 which is normal to a residential area,

17 8. Does not include automobile, truck or heavy equipment
18 repair, body work or painting; nor parking or storage of heavy
19 equipment including trucks of over one-ton load capacity; nor
20 storage of building materials such as lumber, plasterboard,
21 pipe, paint and the like, for use on other premises;

22 9. All sales shall be an incidental use;

23 M. One nameplate not exceeding two square feet in area
24 containing the name of the occupant of the premises;

25 N. Aircraft hangar, provided:

26 1. No aircraft sales, service, repair, charter or rental
27 shall be permitted on the premises; nor shall storage of any
28 aircraft on the premises for such purposes be permitted.

29 2. Only one single or twin-engined noncommercial aircraft
30 (excluding helicopters) shall be accommodated on the premises.
31
32
33

1 3. No aviation fuel except that contained in the tank or
2 tanks of the aircraft itself shall be stored on the premises.

3 4. No hangar shall be allowed except on lots which abut,
4 or have a legal access which is not a county right-of-way to a
5 landing field in conformance with K.C.C. Chapter 21.44.

6 5. No hangar constructed pursuant to this section shall
7 exceed twenty feet in height above average grade, nor have a
8 gross area exceeding three thousand square feet;

9 O. Beehives, limited to four, provided:

10 1. Colonies shall be maintained in movable-frame hives at
11 all times.

12 2. Adequate space shall be maintained in each hive to
13 prevent overcrowding and swarming.

14 3. Colonies shall be requeened following any swarming or
15 aggressive behavior.

16 4. All colonies shall be registered with the county
17 agricultural extension agent prior to April 1st of each year;
18 state registration form is acceptable for use with the county.

19 5. Hives shall not be located within twenty-five feet of
20 any property line, except:

21 a. When situated eight feet or more above adjacent
22 ground level; or

23 b. When situated less than six feet above adjacent
24 ground level and behind a solid fence or hedge six feet in
25 height parallel to any property line within twenty-five feet of
26 the hive and extending at least twenty feet beyond the hive in
27 both directions.

28 6. Bees living in trees, buildings, or any other space
29 except in movable-frame hives; abandoned colonies; or diseased
30 bees constitute a public nuisance, and shall be abated as set
31 forth in K.C.C. 21.69.

1 7. Lots containing more than fifteen thousand square
2 feet, but less than thirty-five thousand square feet of area may
3 have up to sixteen beehives.

4 8. Lots containing thirty-five thousand square feet or
5 more shall be limited to fifty beehives.

6 INTRODUCED AND READ for the first time this 10th day
7 of January, 1984.

8 PASSED this 23rd day of April, 1984.

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

11 Gary Grant
12 Chairman

13 ATTEST:

14 Quincy M. Owens
15 Clerk of the Council

16 APPROVED this _____ day of _____, 19____.

17 DEEDS EXECUTED WITHOUT
18 COUNTY EXECUTIVE'S SIGNATURE,

19 DATED: 5/4/84

20 King County Executive