

ORDINANCE NO. 6979

AN ORDINANCE related to zoning, adding public off-street parking facilities as a permitted use in the BR-N zone, subject to certain restrictions; amending Ordinance 5138, Sections 4 and 5 and K.C.C. 21.27.040 and .050.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5138, Section 4 and K.C.C. 21.27.040 are hereby amended as follows:

Permitted uses - Commercial and nonresidential. The following commercial and nonresidential uses are permitted in the BR-N zone, subject to the off-street parking and landscaping requirements and other general provisions and exceptions as set forth in this title beginning with Chapter 21.46, except where modified by this chapter:

A. Retail sales of food and commodities, which involve only incidental and limited fabrication and assembly, and excluding auto service stations, repair or sale of heavy equipment, boats, tires and motor vehicles, sale of alcohol for on-premises consumption except in a restaurant with a Class A or Class C license from the Washington State Liquor Board, sale of gasoline or other fuels, theaters, playhouses and other recreation or entertainment uses, and carwashes.

B. Business offices and any type of use rendering professional or personal services to individuals, such as real estate or insurance brokerages, consultants, medical or dental clinics and repair of jewelry, eyeglasses, clothing, household appliances and tools, and excluding vehicle or tool rentals, public parking lots, on-premises recreation or entertainment, pet sales and veterinary clinics.

C. Public utilities, subject to the provisions of Section 21.08.070.

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1           D. Publicly owned off-street parking facilities less than  
2 two acres in size located on any island surrounded by saltwater.

3           SECTION 2. Ordinance 5138, Section 5 and K.C.C. 21.27.050  
4 are hereby amended as follows:

5           Limitations on use. Every use locating in the BR-N zone  
6 shall be subject to the following further conditions and  
7 limitations:

8           A. Residential uses are not permitted as separate projects;  
9 they must be developed in combination with commercial uses;

10          B. Retail business and office uses shall occupy the floors  
11 below any residential portion of mixed use development in order  
12 to preserve quiet and privacy for the residents above;

13          C. Residential uses in any neighborhood mixed use  
14 development shall not occupy the ground floor;

15          D. In order to provide direct pedestrian access, all  
16 commercial uses must front directly on an adjacent sidewalk, or  
17 on a front or side yard from which motor vehicles are excluded;

18          E. Any commercial use in a neighborhood mixed use  
19 development must have characteristics and impacts similar to  
20 those listed in Section 21.27.040, in order to be compatible  
21 with a desirable residential living environment. It is not  
22 possible to enumerate all permissible potential commercial uses  
23 currently in existence or that might evolve through  
24 technological or economic change; therefore, proposed uses not  
25 explicitly listed in this chapter will be judged by King County  
26 by their similarity to listed uses and their consistency with  
27 the intent of the comprehensive plan and this chapter;

28          F. Storage shall be limited to accessory storage of  
29 commodities sold at retail on the premises;

30          G. All uses shall be conducted wholly indoors except:  
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- 1 1. Growing stock in connection with horticultural nurser-
- 2 ies, where the stock is in open ground, pots or containers;
- 3 2. Required accessory parking and loading areas;
- 4 3. Moorage for private pleasure boats;
- 5 4. Public utility installations;
- 6 5. Seasonal outdoor seating for restaurants;
- 7 6. Public off-street parking permitted pursuant to K.C.C.

8 21.27.040(D).

9 H. Only the following signs are permitted, subject to the  
10 following limitations:

- 11 1. No blinking, flashing or moving signs are permitted;
- 12 2. One permanent, single-faced sign not exceeding twelve  
13 square feet in area for identification of the premises;
- 14 3. One permanent sign, flush-mounted or painted on the  
15 building, for each commercial use within the mixed use develop-  
16 ment and to be contained within the frontage of the space occupied  
17 by the individual use.
- 18 4. One temporary double-faced sign not exceeding twelve  
19 square feet in area advertising the rental, lease or sale of  
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1 the premises on which it is displayed.

2 INTRODUCED AND READ for the first time this 14th day of  
3 May, 1984.

4 PASSED this 22nd day of October, 1984.

5 KING COUNTY COUNCIL  
6 KING COUNTY, WASHINGTON

7  
8 Gary Grant  
Chairman

9 ATTEST:

10  
11 Dorothy M. Owens  
12 Clerk of the Council

13 APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

14 COUNTY EXECUTIVE'S SIGNATURE.

15 DATED: 11/1/84  
16 King County Executive