

June 17, 1986  
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INTRODUCED BY: SULLIVAN, NORTH

PROPOSED NO.: 86 - 27

ORDINANCE NO. 7661

AN ORDINANCE relating to zoning; creating a new zone classification known as A-R (Rural Area).

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Purpose of classification. The purpose of the A-R classification is to provide a tool for implementing comprehensive and community plans which call for an area-wide long-term rural character and a level of roads, schools, utilities, and other public facilities and services consistent with rural needs, while allowing residential and tourism, recreation and resource-based uses which do not disrupt rural uses of property, such as forestry and compatible agricultural activities. To further these purposes, residential densities and permitted uses are limited to those able to be supported adequately by rural service levels; densities and uses also are limited to minimize conflicts with rural and natural resource-based uses; and increased setbacks or buffering are provided adjacent to designated forestry or mining zones or approved mineral extraction operations.

The A-R classification is intended to be applied to lands within rural areas designated by the comprehensive plan. While the comprehensive plan calls for a normal rural residential density of one dwelling per five acres, the plan recognizes a range of densities is appropriate to provide diverse housing choices and to recognize existing natural and man-made conditions. Therefore the A-R zone provides a classification permitting a density of one dwelling per two-and-a-half acres in rural areas where development already exceeds one dwelling per five acres and soils can absorb the cumulative impacts of

1 on-site sewage disposal of higher densities without damage to  
2 water resources, and a classification limiting density to one  
3 dwelling per ten acres for limited use in rural areas where  
4 additional buffering is required specifically to protect  
5 adjacent agriculture, forestry or mining uses, or where  
6 necessary to protect area-wide natural features such as steep  
7 slopes or high aquifer-recharge areas which severely constrain  
8 development.

9 SECTION 2. Permitted Uses -- Primary and Accessory

10 Residential. In an A-R zone, the following residential uses  
11 only are permitted:

12 A. A one-family dwelling and accessory buildings and uses;

13 B. A rural lot cluster development when approved pursuant  
14 to Section 7-9.

15 C. Home occupations, provided the home occupation:

16 1. Is clearly accessory to the use of the premises for  
17 residential purposes and shall not require interior building  
18 space of more than twenty percent of the finished living area of  
19 the primary residence;

20 2. Has no display or sign not permitted in the zone;

21 3. Does not require the installation of heavy equipment,  
22 large power tools or power sources not common to a rural area;

23 4. Does not create a level of noise vibration, smoke,  
24 dust, odors, heat or glare beyond that which is common to a  
25 rural area;

26 5. Does not involve use of hazardous materials for which  
27 the uniform fire code would require a permit;

28 6. Does not create a level of parking demand beyond that  
29 normally generated by uses permitted in the A-R zone; and

30 7. On-site sales shall be incidental to the main purpose  
31 of the home occupation;  
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1           8. Occasional and temporary employees may be permitted by  
2 an administrative conditional use permit issued for a cottage  
3 industry.

4           D. One accessory dwelling, either in the same building with  
5 the primary residence or in a separate structure, and otherwise  
6 subject to the provisions of K.C.C. 21.08.030B, and provided the  
7 allowable density of the zone is not exceeded;

8           E. Any accessory use other than enumerated above, as set  
9 forth in K.C.C. 21.08.030, subject to the provisions contained  
10 therein.

11           SECTION 3. Permitted Uses -- Agricultural and Forestry.

12 The following agricultural and forestry uses only are permitted:

13           A. Growing and harvesting agricultural crops, and the  
14 structures necessary for these activities;

15           B. Raising of livestock and small animals other than mink  
16 in pastures or structures, provided:

17           1. No more than one horse, cow, swine, llama or other  
18 large grazing animal, or five sheep or goats, not counting  
19 sucklings, for each one-half acre of the total site area shall  
20 be permitted on parcels of ten acres or smaller;

21           2. Any barn, pen or other covered structure used to  
22 house, confine or feed livestock or small animals, except mink,  
23 shall not be located closer than one-hundred feet to any well  
24 supplying water for human consumption. Open-air storage of  
25 manure, hay or other organic material shall also observe this  
26 setback;

27           3. Mink farms shall be limited to parcels with a minimum  
28 of ten acres which shall not be further subdivided unless the  
29 use is discontinued, and further provided any barn, pen or other  
30 covered structure used to contain, house, confine or feed mink  
31 shall not be located closer than one hundred-and-fifty feet to  
32 any property line or well supplying water used for human  
33 consumption.

1           1. These facilities are only permitted on holdings  
2 containing ten acres or more;

3           2. These facilities shall not be rented or leased to  
4 individuals other than agricultural or forestry workers and  
5 their immediate families;

6           3. The sewage disposal and water supply are approved by  
7 the Seattle-King County department of public health;

8           G. Public and rental stables, on a minimum of ten acres,  
9 provided any stable, barn, covered or uncovered arena, corral,  
10 or exercise yard shall maintain a distance of not less than  
11 one-hundred feet from any well supplying water for human  
12 consumption;

13           H. Forest practices except:

14           1. Secondary processing of forest products;

15           2. Storage of fuels, explosives and chemicals;

16           3. Fuelwood and log storage yards larger than two acres;

17           I. Burning of slash and logging residues when authorized by  
18 a burning permit issued by the Washington State Department of  
19 Natural Resources.

20           J. Primary processing of forest products grown on-site  
21 using only portable equipment;

22           K. Disposal of residues of primary processing;

23           L. Storage and maintenance of resident-owned equipment  
24 required for permitted uses;

25           M. Removal, harvesting or retailing of vegetation such as  
26 fuelwood, cones, christmas trees, salal, berries, ferns,  
27 greenery, mistletoe, herbs and mushrooms, subject to the  
28 limitations of the chapter on farm stands.

29           N. Forestry, agricultural and natural resource research;

30           O. Wildlife and fish propagation and management including  
31 any associated buildings, facilities or improvements;

1           4.   Beehives, subject to the provisions of K.C.C.  
2 21.08.030, except there shall be no limit on the number of hives  
3 on parcels of five acres or larger;

4           C.   Processing of agricultural products and livestock raised  
5 on the premises including the slaughtering and dressing of  
6 animals, when accessory to a residence; provided any building,  
7 structure or area used for such purposes shall not be closer  
8 than seventy-five feet to any property line unless a greater  
9 setback is required by Section 10, and:

10           1.   The number of employees in addition to members of the  
11 family residing in the principal residence shall be limited to  
12 three, unless the site is ten acres or more in size;

13           2.   The sewage disposal and water supply are approved by  
14 the Seattle-King County department of public health;

15           3.   The use is not located within a one-hundred-year  
16 floodplain. Expansion of any existing facilities in the  
17 floodplain shall be limited to structural alterations and  
18 increases in floor area required by law for health and safety  
19 reasons.

20           D.   Horticultural nursery;

21           E.   Marketing of agricultural and horticultural products  
22 raised on the premises in one or more farm stands, provided:

23           1.   The total area for farm stands, not including storage  
24 areas, shall not exceed five hundred square feet of floor area;

25           2.   No stand shall be located within any required setback;

26           3.   If the property's vehicular access is directly from an  
27 arterial or highway, then four off-street parking places shall  
28 be provided;

29           F.   Accessory housing in separate structures at a maximum  
30 density of one accessory dwelling unit per ten acres, to  
31 accommodate agricultural or forestry workers and their families  
32 employed on the premises, provided:  
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1 P. Dispersed recreation and outdoor recreation facilities  
2 such as primitive campsites, trails, trail heads and warming  
3 huts (but excluding recreational vehicle parks and developed  
4 campsites with utility hookups);

5 Q. Other uses necessary for the commercial production of  
6 forest products compatible with rural residential development,  
7 as determined by the manager of the building and land  
8 development division.

9 SECTION 4. Permitted Uses -- Nonresidential. The following  
10 nonresidential uses only are permitted in an A-R zone:

11 A. Bed and breakfast guesthouse, provided:

12 1. The bed and breakfast guesthouse operation shall be  
13 located only on the premises of the principal residence of the  
14 operator;

15 2. The guesthouse operation shall not use more than fifty  
16 percent of the floor area of the principal residence;

17 3. One off-street parking space shall be provided for  
18 each guestroom plus the required off-street parking spaces for  
19 the principal dwelling. This parking area shall not be located  
20 within any required setback. Landscaping may be required by the  
21 division to screen parking areas from the view of adjacent  
22 properties and from public roads;

23 4. The wastewater disposal facility and the domestic  
24 water supply serving the guesthouse shall be approved by the  
25 Seattle-King County department of public health prior to the use  
26 permit being issued;

27 5. The number of persons accommodated per night shall not  
28 exceed five except that a structure which satisfies the  
29 standards of the uniform building code as adopted by King County  
30 for R-1 occupancies may accommodate up to ten persons per night;

31 6. Service of meals shall be to registered guests only;  
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1 B. Public utility facilities such as telephone exchanges,  
2 water pumping stations, electrical distribution substations,  
3 water storage reservoirs or tanks necessary for the distribution  
4 and transmission of services for the area or which require  
5 location in the area;

6 C. Libraries and parks, publicly owned, subject to the  
7 provisions of K.C.C. 21.08.040F.;

8 D. Day nurseries subject to the provisions of K.C.C.  
9 21.08.040;

10 E. Reuse of closed school facilities subject to the  
11 provisions of K.C.C. 21.08.040;

12 F. Unclassified uses subject to the provisions of K.C.C.  
13 Chapter 21.44, when consistent with the purpose of the zone.

14 SECTION 5. Permitted Uses -- Conditional. The following  
15 conditional uses only are permitted in an A-R zone:

16 A. Cottage industries, subject to an administrative  
17 conditional use permit, provided:

18 1. The site shall have a minimum lot size of five acres,  
19 or else a conditional use permit with public hearing shall be  
20 required;

21 2. The cottage industry shall be accessory to the use of  
22 the premises for residential purposes and shall not require  
23 interior building space of more than seventy- five percent of  
24 the finished living area of the primary residence;

25 3. The business must be owned and operated by the  
26 full-time residents on the subject property;

27 4. Only those buildings or areas specifically approved by  
28 the zoning adjustor shall be used to conduct the business;

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

7 b. Use or manufacture of products or operations which  
8 are dangerous in terms of risk of fire, explosion, or hazardous  
9 emissions;

10 c. Any other use which would disrupt the character of  
11 permitted rural uses subject to the review of the zoning  
12 adjustor;

13 4. Landscaping shall be required to screen parking areas  
14 and outside storage from the view of adjacent landowners and  
15 county roads;

16 5. Any display or sign shall be subject to the review of  
17 the zoning adjustor;

18 6. On-site sales shall be incidental to the main purpose  
19 of the cottage industry;

20 7. The allowable size of equipment used by the cottage  
21 industry shall be subject to the review of the zoning adjustor;

22 B. Stores for retail sales of feed, seed, fertilizers,  
23 fencing materials, agricultural raingear or such other supplies  
24 that are directly related to the day-to-day support of  
25 agricultural production and specifically excluding powered  
26 equipment and related implements, trailers and related  
27 implements, and items of apparel; provided the following minimum  
28 conditions are conformed to:

29 1. The number of employees involved and the physical  
30 scale is such that there is no substantial traffic involved and  
31 the building intensity and character is consistent with the  
32 surroundings;

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1           2. Off-street parking is provided equivalent to one  
2 parking space for each two-hundred square feet of floor area;

3           3. The use is not located within a one-hundred-year  
4 floodplain. Expansion of any existing facilities in the  
5 floodplain shall be limited to structural alterations and  
6 increases in floor area required by law for health and safety  
7 reasons;

8           D. Processing of agricultural products and livestock,  
9 including wineries, canneries, and the slaughtering and dressing  
10 of animals; provided any building, structure or area used for  
11 such purposes shall not be closer than seventy-five feet to any  
12 property line unless a greater setback is required by Section  
13 10, and:

14           1. The number of employees involved and the physical  
15 scale is such that the building intensity and character is  
16 consistent with the surroundings;

17           2. The sewage disposal and water supply are approved by  
18 the Seattle-King County department of public health;

19           3. The use is not located within a one-hundred-year  
20 floodplain. Expansion of any existing facilities in the  
21 floodplain shall be limited to structural alterations and  
22 increases in flood area required by law for health and safety  
23 reasons.

24           E. Animal hospital and clinics, subject to an  
25 administrative conditional use permit, provided the portion of  
26 the building or structure in which animals are kept or treated  
27 is sound-proofed; all run areas are completely surrounded by an  
28 eight-foot solid wall; the animal runs shall be surfaced with  
29 concrete or other impervious material; and there shall be no  
30 burning of refuse or dead animals on the premises;

1 F. Commercial use of buildings listed on the national  
2 register as an historic site or designated as a King County  
3 landmark, provided:

4 1. Gross floor area of the building additions or new  
5 buildings required for the conversion shall not exceed twenty  
6 percent of the gross floor area of the historic or landmark  
7 buildings;

8 2. Any construction required for conversion which affects  
9 significant features of the property protected pursuant to  
10 Ordinance 4828 and K.C.C. 20.62 shall require certification of  
11 appropriateness from the King County landmarks commission;

12 G. Resource-based commercial recreation facilities such as  
13 golf courses and destination resorts, in locations where impacts  
14 on the environment, adjacent land uses and resource management  
15 can be adequately controlled, and where adequate public  
16 facilities and services can be provided;

17 H. Hydroelectric facilities, as follows:

18 1. Hydroelectric projects with the following  
19 characteristics shall be permitted subject to a conditional use  
20 permit. All other projects shall require an unclassified use  
21 permit. Regardless of the process involved, all hydroelectric  
22 projects shall meet the standards specified in subsection H.2.

23 a. If the project uses a new diversion structure, it  
24 shall have a height no greater than eight feet (measured from  
25 the streambed), or at normal maximum water surface area does not  
26 impound more than three surface acres of water; and

27 b. has no active storage; and

28 c. does not increase the maximum water surface area at  
29 any existing dam or diversion; and

30 d. maintains an exceedance flow of no greater than 50  
31 percent in mainstream reach; and  
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1 e. requires for transmission one mile or less of new  
2 right-of-way which contains a line of 115 kV capacity or less;  
3 and

4 f. does not require more than one mile of permanent new  
5 access road; and

6 g. is located above an anadromous fish barrier.

7 2. Project Development Standards:

8 a. The project will have an acceptable level of impacts  
9 on anadromous and resident fish species, as demonstrated by  
10 project approval from the Washington State Departments of  
11 Fisheries and Game, National Marine and Fisheries Service, U.S.  
12 Fish and Wildlife Service, and tribes on the Federal Energy  
13 Regulatory Commission's service list; and

14 b. will not create an erosion hazard; and

15 c. will mitigate any visual impacts through the use of  
16 landscape and distance buffers; and

17 d. the hydrologic, ecological, and aesthetic functions  
18 of natural stream corridors will be preserved, protected, or  
19 enhanced; and

20 e. will preserve or enhance multiple use of the site  
21 including, but not limited to, public access, fishing, and  
22 recreational uses.

23 I. Other conditional uses as provided in Chapter 21.44,  
24 excluding:

25 1. Columbariums, crematoriums and mausoleums;

26 2. Commercial establishments and enterprises as defined  
27 by K.C.C. 21.44.030C;

28 3. Hospitals of all types;

29 4. Utility district offices, unless sharing facilities  
30 with a fire station;

31 5. Educational Institutions;

32 6. Colleges and Universities

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1           SECTION 6. Signs. Signs are permitted, subject to the  
2 following conditions:

3           A. One nameplate sign containing the name of the occupant  
4 of the premises, not exceeding two square feet;

5           B. Signage for permitted uses, not exceeding thirty-two  
6 square feet in total area, provided no sign shall be located in  
7 any required yard or open space on the premises if higher than  
8 six feet from ground level; signs may be lit but shall not have  
9 blinking or moving elements;

10          C. One unlighted double-faced sign, not exceeding six  
11 square feet of area per face, pertaining only to the sale, lease  
12 or hire of only the particular building, property or premises  
13 upon which displayed;

14           SECTION 7. Lot area and lot area per dwelling unit.

15          A. There are established in the A-R classification three  
16 minimum required lot areas, which as to their locations, shall  
17 be identified on the zoning map by the designations A-R 10, A-R  
18 5, and A-R 2.5:

19           1. The minimum required area of a lot in an area  
20 designated A-R 10 shall be ten acres;

21           2. The minimum required area of a lot in an area  
22 designated A-R 5 shall be five acres;

23           3. The minimum required area of a lot in an area  
24 designated A-R 2.5 shall be two and one-half acres, provided,  
25 the A-R 2.5 classification shall be applied through a community  
26 plan and area zoning process as defined in K.C.C. 21.04.026;

27          B. In multiple lot subdivisions and short subdivisions the  
28 area of individual lots may be reduced, subject to the rural lot  
29 clustering requirements contained in Section 8, provided the  
30 average of the area in lots plus the area within the subdivision  
31 or short subdivision designated as a rural open tract divided by  
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1 the total number of lots is not less than the minimum lot area  
2 requirement of the zone in which the property is located. No  
3 submerged land shall be included in a subdivision or short  
4 subdivision in computing allowed density. All building lots  
5 must be capable of meeting health department requirements for  
6 long-term on-site sewage disposal, or be served by an approved  
7 community disposal system. A public water supply shall be  
8 provided, and be approved by the health department, when any lot  
9 in the subdivision or short subdivision contains less than five  
10 acres. The area of individual lots also may be reduced provided  
11 the average size of all lots meets the requirements of the zone,  
12 no more than one hundred thirty-five percent of the minimum  
13 required lot area may be credited to any oversized lot when  
14 calculating average lot area, and no oversized lot used for lot  
15 averaging may be further subdivided.

16 C. For lots created adjacent to lands zoned A, F or Q-M or  
17 an approved mineral extraction operation, a notation shall be  
18 placed on the face of the final plat or short plat, and included  
19 in documents of conveyance and any recorded covenants. The  
20 notation shall state that the parcel may be subject to noise,  
21 dust, smoke, visual impacts and odors resulting from harvesting,  
22 planting, fertilization, pest control, mineral extraction and  
23 processing associated with permitted agricultural or forest or  
24 mineral extraction practices. The notation shall further state  
25 these practices, when performed in accordance with county, state  
26 and federal law, shall not be subject to legal action as a  
27 public nuisance.

28 D. For lots adjacent to lands zoned A-R and used for  
29 agriculture, forestry, or mineral extraction approved pursuant  
30 to an unclassified use permit, the notation set forth in  
31 subsection C above may be imposed when necessary to protect the  
32 resource use.  
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1           SECTION 8. Rural lot clustering provisions.

2           A. For the purposes of this chapter, "rural open tract"  
3 means that portion of a proposed subdivision or short  
4 subdivision in a A-R zone which is designated for permanent open  
5 space, consistent with the definition specified in K.C.C.  
6 21.04.216, as a result of rural lot clustering. After a site is  
7 initially divided pursuant to this chapter, the rural open tract  
8 may be retained by the subdivider, conveyed to residents of the  
9 subdivision, dedicated to a public agency, or conveyed to a  
10 third party. Regardless of who owns the rural open tract it  
11 shall not be resubdivided, and all other provisions set forth in  
12 this chapter shall apply to it.

13           B. On rural open tracts one primary dwelling, which must be  
14 included in overall density calculations for the subdivision or  
15 short subdivision, shall be permitted, plus all accessory  
16 residential, agricultural and forestry uses permitted in the  
17 zone, and excluding unclassified uses.

18           C. Subdivisions or short subdivisions in which lot  
19 clustering is used shall meet the following criteria:

20           1. No more than eight lots of less than two and one-half  
21 acres shall be allowed in a cluster. Clusters containing lots  
22 smaller than two and one-half acres, whether in the same or  
23 adjacent subdivisions or short subdivisions, shall be separated  
24 by an intervening open space buffer or public right-of-way which  
25 King County determines is of sufficient size to preserve rural  
26 character and uses;

27           2. The building and land development division may  
28 condition the location and setback of structures to accomplish  
29 the purposes of this chapter;

1           3. Smaller lot sizes or increased densities within  
2 clusters shall be limited or denied if they require public  
3 facilities and services beyond those normally required by  
4 non-clustered development at the density otherwise allowed in  
5 the zone.

6           SECTION 9. Cluster Density Provisions. Within the A-R 5  
7 classification, increases in density may be authorized by the  
8 council pursuant to subsection A, as part of its action on a  
9 subdivision to A.R. 2.5 provided that density in dwelling units  
10 shall not exceed one dwelling per two and one-half acres based  
11 on the gross area of the site. The provisions of this section  
12 shall only be available for properties located in planning areas  
13 which have community plans or plan revisions adopted after the  
14 effective date of this ordinance.

15           A. An applicant may request increases in density as a part  
16 of a subdivision on sites which meet all the following standards:

17           1. Compliance with a density bonus system established  
18 pursuant to subsection B; and

19           2. The scale of the development (lot sizes, size of a  
20 cluster, density within a cluster, total number of lots, etc.)  
21 is limited, to preserve and enhance the rural character and uses  
22 in the area;

23           3. Permanent open space for rural uses such as pastures,  
24 woodlots, wildlife preserves, or public open spaces, is  
25 included;

26           4. Permanent open space to buffer rural uses and protect  
27 resource lands is included;

28           5. Public review of the proposed project is a part of the  
29 process;

1           6. Any proposed on-site sewage disposal system, including  
2 community systems, can be provided without cumulative adverse  
3 impacts to ground and surface water;

4           7. A public water supply is provided;

5           8. Resulting impacts on facilities and services due to the  
6 increased density would not require new off-site facilities and  
7 services beyond those required by development at densities  
8 otherwise allowed in rural areas; and

9           9. Development rights for land not utilized in building  
10 site lots be conveyed to King County.

11           B. A community plan shall establish a density bonus system  
12 for incremental increases in density for rural lot clustering  
13 Such system shall be based on public benefits specified in the  
14 community plan and shall identify geographic areas where, for  
15 specific reasons, bonuses for rural lot clustering should be  
16 permitted. The areas and the reasons for their identification  
17 shall be indicated on the community plan map, or by specific  
18 criteria. Any criteria, the specific public benefits and  
19 associated density bonuses shall be established in the community  
20 plan document; provided that bonus points shall not be allowed  
21 for any benefits that are required by subsection A or other  
22 county or state laws, statutes or regulations.

23           C. The council recognizes that identified public benefits  
24 and associated density bonuses may vary by community plan.  
25 However, any system should include open space benefits such as  
26 the following: permanent preservation of a portion of a site  
27 for agriculture or forestry; preservation of identified unique/  
28 outstanding or significant wetlands; preservation of areas which  
29 serve as a buffer to protect resource lands; preservation of  
30 historic landmarks; provision of public access to shorelines;  
31 and preservation of areas which will provide significant  
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1 community or regional open space. Public benefits may also  
2 include provision of special facilities or services either  
3 on-site or off-site, and preservation of off-site areas that  
4 serve the same purposes as the rural open tract. Transfers of  
5 benefits between planning areas may be allowed when expressly  
6 authorized in the applicable community plan.

7 D. The owner of a parcel eligible for increased density  
8 may choose to subdivide or short subdivide the parcel at the  
9 density normally permitted in the applicable A-R classification.

10 SECTION 10. Lot dimensions, coverage, height limits, and  
11 yards.

12 A. In A-R zone, no building lot shall be created which has  
13 a depth-to-width ratio greater than four-to-one;

14 B. In A-R zone, the lot coverage, height limits and yards  
15 shall be as follows:

16 1. All buildings and structures, plus any paved driving  
17 or parking areas shall not cover more than thirty-five percent  
18 of the area of the lot;

19 2. No building or structure shall exceed thirty-five feet  
20 in height, except agricultural structures and structures allowed  
21 by conditional or unclassified use permits;

22 3. All buildings and structures, unless other specified,  
23 shall maintain a distance of thirty-five feet from any property  
24 line, except one-hundred feet shall be required for all new  
25 principal residences constructed on lots created after the  
26 effective date of this ordinance abutting an A-35, F or Q-M zone  
27 or approved mineral extraction operation. The required  
28 one-hundred foot setback may be reduced by a recorded easement  
29 on the abutting resource lands.  
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1 4. When subdividing or short subdividing parcels within  
2 the A-R zone, lot configuration and access shall be designed to  
3 minimize conflicts with uses on adjacent A, F and Q-M zones and  
4 approved mineral extraction operations.

5 C. Any substandard lot may be used for any use permitted in  
6 this classification, subject to the limitations of the use.

7 SECTION 11. Severability. If any section, subsection,  
8 paragraph, sentence, clause or phrase of this ordinance is for  
9 any reason held to be invalid or unconstitutional, such  
10 invalidity or unconstitutionality shall not affect the validity  
11 or constitutionality of the remaining portions of this chapter,  
12 it being herein expressly declared that the ordinance codified  
13 in this ordinance and each section, subsection, paragraph,  
14 sentence, clause and phrase thereof would have been adopted  
15 irrespective of the fact that any one or more other sections,  
16 subsections, paragraphs, sentences, clauses or phrases are  
17 declared invalid or unconstitutional.

18 INTRODUCED AND READ for the first time this 13th day  
19 of January, 1986.

20 PASSED this 16th day of June, 1986.

21 KING COUNTY COUNCIL  
22 KING COUNTY, WASHINGTON

23 Audrey Luger  
24 Chair

24 ATTEST:

25 Dorothy M. Owens  
26 Clerk of the Council

27 APPROVED this 27th day of June, 1986.

28 John D. Hill  
29 King County Executive  
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