

July 30, 1986
9307A/MMcF:ple

Introduced by: Laing

Proposed No.: 86-100

ORDINANCE NO. 7712

AN ORDINANCE relating to zoning; modifying the unclassified use permit provisions to allow transit operating bases; and amending Ordinance 1730, Section 1 and K.C.C. 21.44.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 1730, Section 1 as amended and K.C.C. 21.44.020 are each hereby amended to read as follows:

Unclassified use permits required. Unless otherwise provided in this title, the following uses may locate only after the issuance of an unclassified use permit processed as provided in Chapter 21.60:

- A. Airports and landing fields and heliports;
- B. Correctional institutions;
- C. Dumps, public or private, and commercial incinerators;
- D. Hydroelectric generating plants;
- E. Jail farms or honor farms, publicly-owned and used for rehabilitation of prisoners;
- F. Quarrying and mining, including borrow pits to a depth of over three feet, the removal and processing of sand, gravel, rock, peat, black soil, other natural deposits and oil and gas exploratory drilling, together with necessary buildings, apparatus or appurtenances incident thereto, subject to the following exceptions and conditions:

1. Except for oil and gas exploratory drilling, no unclassified use permit is required for exploration of such materials in any zone,

2. No unclassified use permit is required for uses authorized by issuing temporary permits under the grading ordinance, Section 16.82.050B of this code,

1 3. All operations shall be subject to the limitations on
2 permitted uses in the Q-M classification, Sections 21.42.020
3 through 21.42.030 and land rehabilitation provisions, Section
4 21.42.120,

5 4. In conjunction with quarrying and mining operations,
6 allied uses such as, but not limited to, rock crushers,
7 concrete-batching plants and asphalt-batching plants may be
8 authorized by the council. When the natural deposit has been
9 depleted or the excavation is completed as prescribed by the
10 permit, all allied operations shall terminate and all equipment
11 and structures shall be removed. No such allied uses shall be
12 permitted unless at least one of the major mineral constituents
13 being processed is from the area covered by the permit.

14 5. Time limits may be imposed, at which time such
15 operations shall terminate,

16 6. A bond shall be filed prior to the issuance of a
17 grading permit guaranteeing to the county compliance with the
18 provisions of this title in an amount determined by the director
19 of the Building and Land Development Division but in no case less
20 than one thousand dollar cash bond. The bond shall be
21 continuously maintained until the requirements of the permit have
22 been satisfied;

23 G. Booster stations or conversion plants with the necessary
24 buildings, apparatus or appurtenances incident thereto of public
25 utilities or utilities operated by mutual agencies. These uses
26 are excluded from the R-S zones and are permitted in the M-L, M-P
27 and M-H zones without an unclassified use permit. Distribution
28 mains are permitted in any zone without an unclassified use permit;

29 H. Public utility power-generating plants;

30 I. Refuse disposal sites, provided sanitary fill method is
31 used;

32 J. Sewage treatment plants;
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1 K. Sanitary fills - reclamation for public purpose by public
2 agency;

3 L. Transfer stations (refuse and garbage) when operated by
4 public agency;

5 M. Public agency training facilities, including but not
6 limited to academies for police or fire fighters, national guard
7 training facilities, and vocational schools;

8 N. Transit park and ride lot, when operated by a public
9 transit authority and when located in any R, S or G zone,
10 provided:

11 1. The site has direct vehicular access to a designated
12 arterial improved to King County standards.

13 2. Additional landscaping, screening, noise mitigation,
14 access controls, signing restrictions, or conditions may be
15 required to adequately accommodate pedestrians and bicyclists and
16 ensure the compatibility of the transit park and ride lot with
17 surrounding development.

18 0. Transit operating base, when operated by a public transit
19 authority and when located in a zone other than M-H zone,
20 provided:

21 1. The site is of a minimum area of five acres;

22 2. The site has functional vehicular access to at least a
23 designated major or secondary arterial improved to King County
24 standards;

25 3. A protective fence or berm shall be installed on all
26 property lines when adjacent to a residential zone.

27 4. All structures and buildings shall have a setback of
28 fifty feet from any property lines where the adjoining property
29 is vacant residential land or is developed with residential uses
30 and shall meet the setback requirements of the applicable zone in
31 all other cases.

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