

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. Section 21.14.020 of K.C.C. 21.14 is amended as
8 follows: Permitted Uses. In an RM-1800 zone only the following
9 uses are permitted and as hereinafter specifically provided and
10 allowed by this chapter, subject to the off-street parking
11 requirements, landscaping requirements, and the general provisions
12 and exceptions set forth in this title beginning with Chapter
13 21.46.

14 A. Any use permitted in an RM-2400 zone, provided all such
15 uses shall conform to the conditions set forth in the zone in
16 which they are first permitted, except that for dwellings,
17 including senior citizen apartments, the yards, open spaces and
18 lot coverage permitted by this classification shall apply;

19 B. Accessory uses, buildings and structures set forth in the
20 RS classification except that where more than one dwelling unit is
21 located on the premises private garages shall be limited to
22 accomodating not more than two cars for each dwelling unit, and a
23 boathouse or hangar shall be limited to accomodating not more than
24 one private noncommercial pleasure craft for each dwelling unit on
25 the premises;

26 C. Boarding and lodging houses;

27 D. Fraternity and sorority houses;

28 E. Multiple dwelling units;

29 F. Open air public parking areas for the parking of
30 automobiles without monetary charge except when operated by, or
31 for, a public parking authority, when the property upon which it
32 is located in an RM-1800 zone abuts upon a lot zoned for B, C or M
33 purposes whether or not an alley intervenes, provided:

1 1. Access to such parking lot shall be only from the
2 business or industrial zoned property it is intended to serve, or
3 from an alley if there be one,

4 2. The parking area shall be developed as required by
5 Chapter 16.74, Off-Street Parking Plans and Specifications, and no
6 such area shall be used for an automobile, trailer or boat sales
7 or for the accessory storage of such vehicles;

8 3. That the health department shall have approved all
9 provisions for drainage and sanitation;

10 G. Rest homes, nursing and convalescent homes, provided:

11 1. All buildings and structures shall maintain a distance
12 not less than twenty feet from any lot in an R zone,

13 2. The accommodations and number of persons cared for
14 conform to state and local regulations pertaining thereto,

15 3. That the health department shall have approved all
16 provisions for drainage and sanitation;

17 H. A retirement home, provided:

18 1. The housing shall be for the low income elderly and
19 shall have the necessary standards and controls to assure such
20 continued use, or shall be owned by or limited to the use by
21 contract with federal, state or county government,

22 2. The use shall be within one-quarter mile of public
23 transportation, including van pools whether public or private, or
24 neighborhood shopping, which shall be accessible by sidewalk or
25 walkway,

26 3. The lot area per dwelling unit shall not be less than
27 nine hundred square feet,

28 4. The amount of off-street parking required shall not be
29 less than one parking space per four dwelling units;

30 I. Signs, as follows:

31 1. One identification sign not exceeding two square feet in
32 area containing the name of the occupant of the premises,

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1 2. One single-faced identification sign not exceeding
2 sixteen square feet in area for multiple dwellings and other
3 permitted uses; provided such sign shall not be located in any
4 required yard or open space on the premises, and if the sign is
5 lighted, it shall be stationary and nonflashing,

6 3. A double-faced sign or two single-faced signs, not
7 exceeding six square feet of area per face, pertaining only to the
8 sale, lease or hire of only the particular building, property or
9 premises upon which displayed;

10 J. Uses on transitional lots - one dwelling unit for each
11 nine hundred square feet of lot area when the lot or building site
12 upon which it is located has a side line abutting a lot or lots
13 classified B, C or M, whether or not an alley intervenes. In no
14 case shall the property used for such transitional use consist of
15 more than one lot or exceed a width of ninety feet, whichever is
16 the least, nor be used to a depth greater than the extent to which
17 the side property line is common with property classified for such
18 heavier uses;

19 K. Planned unit development as provided in Chapter 21.56;

20 L. Unclassified uses as provided in Chapter 21.44.

21 M. Self-service storage facilities, subject to a conditional
22 use permit which shall address site development, design and
23 buffering issues, provided that:

24 1. This use shall only occur on sites that are adjacent to
25 B, C or M classified properties, whether or not an alley or
26 utility right of way intervenes;

27 2. The building height does not exceed the limit of the
28 most restrictive adjacently zoned property;

29 3. No lot shall be less than one acre or greater than three
30 acres;

31 4. Landscaping provisions set forth in K.C.C. 21.51 shall
32 be adhered to. Where the site shares a common boundary with any
33 residential classified properties, Type I landscaping as defined

1 in K.C.C. 21.51 shall be planted at a ten foot depth and an eight
2 foot height;

3 5. All outdoor lights shall be deflected, shaded and
4 focused away from all adjoining property;

5 6. The use of the property shall be limited to dead
6 storage. Activities such as the servicing or repair of motor
7 vehicles, boats, trailers, lawnmowers or similar equipment is
8 prohibited;

9 7. No outdoor storage is permitted;

10 8. No storage of flammable liquids, highly combustible or
11 explosive materials or hazardous chemicals is permitted;

12 9. No residential occupancy of the storage units is
13 permitted;

14 10. No business activity other than the rental of storage
15 units is permitted;

16 11. A resident manager shall be required on the site and
17 shall be responsible for maintaining the operation of the facility,
18 in conformance with the conditions of approval.

19 12. The zoning adjustor shall establish requirements for
20 parking and loading areas sufficient to accommodate the needs of
21 the resident manager and the customers of the facility.

22 INTRODUCED AND READ for the first time this 7th
23 day of July, 1986.

24 PASSED this 2nd day of March, 1987.

25 KING COUNTY COUNCIL
26 KING COUNTY, WASHINGTON

27 Gary Grant
28 Chair

29 ATTEST:

30 Dorothy M. Owens
31 Clerk of the Council

32 APPROVED this 11th day of March, 1987.

33 Jim Hill
King County Executive