

June 11, 1987  
1288B:VN:clt

INTRODUCED BY: Gary Grant

PROPOSED NO. 87 - 332

ORDINANCE NO. 8141

AN ORDINANCE relating to Agricultural Zone  
Classification amending Resolution 25787 and  
K.C.C 21.22.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25787 and K.C.C. 21.22.030 is hereby  
amended to read as follows:

Permitted uses - Nonagricultural. In an A zone, the following  
nonagricultural and conditional uses only are permitted and as  
hereinafter specifically provided and allowed by this chapter, if  
located on a legal lot, subject to the off-street parking  
requirements, loading and unloading requirements, landscaping  
requirements, the general provisions and exceptions set forth in  
this title beginning with Chapter 21.46, and subject to the  
provisions of the King County shoreline management master program  
where applicable:

A. A one-family dwelling and accessory buildings and uses;  
provided, that if the dwelling is factory-built housing or a  
mobile home, it must be certified by the State of Washington, and  
if the dwelling is a mobile home, it must also meet on-site  
requirements contained in K.C.C. 21.09;

B. Housing facilities to accommodate agricultural employees  
and their families employed by the owner of the premises; provided  
such facilities are permitted only on holdings containing ten  
acres or more; and provided further, that such housing facilities  
shall be considered accessory to the main dwelling but shall  
conform to the provisions of this classification pertaining to  
required yards and open spaces for dwellings;

1 C. Marketing of agricultural and dairy products raised on the  
2 premises; provided only one stand shall be permitted on the  
3 premises and such stand shall not contain more than five hundred  
4 square feet of floor area and shall not be located in any required  
5 yard or open space on the premises;

6 D. Public utility facilities such as telephone exchanges,  
7 sewage or water pumping stations, electrical distribution  
8 substations, water storage reservoirs or tanks necessary for the  
9 distribution and transmission of services for the area including  
10 accessory microwave transmission facilities and towers;

11 E. Schools and churches;

12 F. Recreational facilities, community noncommercial,  
13 including clubhouse facilities, shall be permitted as conditional  
14 uses, provided:

15 1. Any building or structure on the site shall maintain a  
16 distance not less than twenty-five feet from any abutting R, S or  
17 G classified property,

18 2. Any lights provided to illuminate any building or  
19 recreational area shall be so arranged as to reflect the light  
20 away from premises upon which a dwelling unit is located,

21 3. The site shall be located upon or have adequate access  
22 to a secondary arterial;

23 G. Signs as follows:

24 1. One single-faced unlighted identification sign not  
25 exceeding twelve square feet in area; provided, such sign shall  
26 not be located in any required yard or open space on the premises,

27 2. One unlighted double-faced sign, not exceeding six  
28 square feet of area per face, pertaining only to the sale, lease  
29 or hire of only the particular building, property or premises upon  
30 which displayed;

1 H. Unclassified uses as provided in Chapter 21.44, consistent  
2 with the purpose of this chapter as stated in Section 21.22.010,  
3 and excluding airports  
4 and heliports;

5 I. Plants for processing agricultural and dairy products, and  
6 retail sales of feed, seed, fertilizers, fencing materials,  
7 ~~((agricultural-raingear))~~ apparel, or such other supplies that are  
8 directly related to the ~~((day-to-day-support-of))~~ agricultural  
9 production~~((at))~~, and specifically excluding powered equipment and  
10 related implements, trailers and related implements~~((,-and-items  
11 of-apparel))~~; and all uses are subject to the issuance of a  
12 conditional use permit; provided the following minimum conditions  
13 are conformed to:

14 1. The number of employees involved and the physical scale  
15 is such that there is no substantial traffic involved and the  
16 building intensity and character is consistent with the  
17 surroundings,

18 2. There are adequate facilities provided to handle sewage  
19 and water needs and the processes do not violate air or water  
20 pollution standards,

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

26 J. Home occupations; provided the home occupation:

27 1. Is carried on exclusively by a member or members of a  
28 family residing in the main dwelling unit on the premises,

29 2. Is clearly incidental and secondary to the use of the  
30 property for agricultural purposes,  
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3. Has no display or sign not already permitted in the zone.

4. Has no outside storage nor other exterior indication of the home occupation or variation from character of the area,

5. Does not require truck delivery or pickup, nor the installation of heavy equipment, large power tools or power sources not common to an agricultural area,

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

7. Does not create a level of parking demand beyond that which is normal to an agricultural area, and

8. All sales shall be an incidental use.

INTRODUCED AND READ for the first time this 4<sup>th</sup> day of May, 1987.

PASSED this 29<sup>th</sup> day of June 1987.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Gary Grant  
Chairman

ATTEST:

Dorothy M. Owens  
Clerk of the Council

APPROVED this 8<sup>th</sup> day of July, 1987.

Rae Faeth  
for King County Executive