

June 10, 1987
1188E/MM/AT:lt

INTRODUCED BY: BRUCE LAING
PROPOSED NO.: 87-438

ORDINANCE NO. 8143

AN ORDINANCE relating to the development of self-service storage facilities in the RM-1800 high density multiple dwelling classification, amending Ordinance 7976, Section 1, Resolution 25789, Section 701 as amended and K.C.C. 21.14.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 7976, Section 1 and Section 21.14.020 of K.C.C. 21.14 are hereby amended to read as follows: Permitted Uses. In an RM-1800 zone only the following uses are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the off-street parking requirements, landscaping requirements, and the general provisions and exceptions set forth in this title beginning with Chapter 21.46.

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

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

C. Boarding and lodging houses;

D. Fraternity and sorority houses;

E. Multiple dwelling units;

F. Open air public parking areas for the parking of automobiles without monetary charge except when operated by, or for, a public parking authority, when the property upon which it is located in an RM-1800 zone abuts upon a lot zoned for B, C or M

1 purposes whether or not an alley intervenes, provided:

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

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

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

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

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

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

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

18 H. A retirement home, provided:

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

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

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

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

31 I. Signs, as follows:

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

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 the zoning adjustor determines
24 that:

25 1. This use shall occur on sites which:

26 a. abut, or are in close proximity to B, C or M
27 classified properties, and;

28 b. do not result in the isolation of existing or
29 potential residential uses between the site and B, C or M
30 classified properties.

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

1 3. No lot shall be less than one acre or greater than three
2 acres;

3 4. Landscaping provisions set forth in 21.51 shall be
4 adhered to, provided that K.C.C. 21.51.030A is supplemented as
5 follows:

6 a. Where the site shares a common boundary with any
7 residential classified properties, Type I landscaping shall be
8 planted at a ten-foot depth and an eight-foot height, and where
9 such sites are also separated from B, C, or M classified sites by
10 an alley, utility right-of-way, subaccess, minor access,
11 multiple-dwelling, business, or industrial access street, the site
12 shall be landscaped as a use permitted in the B or C zones.

13 b. Additional landscaping or building setbacks from
14 residential properties may be required where sites are separated
15 from B, C, or M classified properties by subcollector,
16 neighborhood collector or arterial streets in order to offset the
17 lost separation of uses provided by such streets.

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

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

24 7. No outdoor storage is permitted;

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

27 9. No residential occupancy of the storage units is
28 permitted;

29 10. No business activity other than the rental of storage
30 units is permitted;

31 11. A resident manager shall be required on the site and
32 shall be responsible for maintaining the operation of the facility
33 in conformance with the conditions of approval.

1 12. The zoning adjustor shall establish requirements for
2 parking and loading areas sufficient to accommodate the needs of
3 the resident manager and the customers of the facility.

4 INTRODUCED AND READ for the first time this 8th
5 day of June, 1987.

6 PASSED this 29th day of June, 1987.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Gary Grant
10 Chair

11 ATTEST:

12 Dorothy M. Owens
13 Clerk of the Council

14 APPROVED this 8th day of July, 1987.

15 for Russ Fath
16 King County Executive
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33