

July 24, 1987  
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INTRODUCED BY

BILL REAMS  
AUDREY GRUGER

~~GARY GRANT~~

PROPOSED NO.

87-470

ORDINANCE NO. 18167

AN ORDINANCE relating to wineries adding a definition to the zoning code and adding wineries as a conditional use to the uses which may locate subject to the issuance of a conditional use permit, amending Resolution 25789, Section 2202 as amended, and amending K.C.C. 21.44.030, and adding a new section to K.C.C. 21.04.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. Adding a new section to K.C.C.

21.04 to read as follows:

Winery. Winery shall mean any building or structure devoted to the manufacture, processing, storage, distribution, or sales of viticultural products including accessory uses such as offices, grounds maintenance, and parking as well as visitor services customarily associated with wineries. Such services may include recreational, retail and restaurant and community service oriented public concert events.

SECTION 2. Resolution 25789, Section 2202 as amended and K.C.C. 21.44.030 are amended to read as follows:

Uses requiring conditional use permit. The following uses may locate subject to the issuance of a conditional use permit processed as provided in Chapter 21.58.

A. Cemeteries, provided:

1. No building shall be located closer than one hundred feet from any boundary line,

2. A protective fence and a landscaped strip of evergreen trees and shrubs at least ten feet in width shall be installed on all common boundary lines with R or S zoned property;

B. Columbariums, crematories and mausoleums, provided these uses are specifically excluded from all R zones unless inside a cemetery;

1 C. Commercial establishments or enterprises involving large  
2 assemblages of people or automobiles as follows, provided these  
3 uses are specifically excluded from all R, S-E and F-R zones:

- 4 1. Amusement parks,
- 5 2. Boxing and wrestling arenas,
- 6 3. Ball parks,
- 7 4. Fairgrounds and rodeos,
- 8 5. Golf driving ranges,
- 9 6. Labor camps (transient),
- 10 7. Drive-in theater; provided, that no adult theater  
11 shall be operated within five hundred feet of an R or S zone or  
12 at a drive-in theater as defined in King County Code 21.04.310  
13 whose screen may be viewed from a public right-of-way or an R or  
14 S zone,
- 15 8. Race tracks, drag strips, motorcycle hills and  
16 Go-Kart tracks,
- 17 9. Stadiums;
- 18 10. Auction facilities;

19 D. Educational institutions not otherwise permitted;

20 E. Fire stations, including spaces for municipal offices  
21 and utility district offices, when located in any R, S, G, or A  
22 zone, provided the following conditions are conformed to:

23 1. All buildings and structures shall maintain a  
24 distance of not less than twenty feet from any property line that  
25 is a common property line with R-zoned property,

26 2. Any building from which fire-fighting equipment  
27 emerges onto a street shall maintain a distance of thirty-five  
28 feet from such street,

29 3. Open storage shall be prohibited,

30 4. Overnight parking and maintenance of municipal or  
31 utility vehicles shall be within an enclosed structure which is  
32 compatible in size and design with the surrounding area;

1 F. Hospitals, mental and alcoholic, provided they are  
2 specifically excluded from all RS, RD, RM-2400, RM-1800 and S  
3 zones;

4 G. Institutions for training of religious orders;

5 H. Kennels, provided that the minimum site area is five  
6 acres and that the buildings housing such use and animal runs  
7 shall not be closer than one hundred fifty feet to any boundary  
8 property line of the premises and that they are specifically  
9 excluded from all R zones. The zoning adjustor may require such  
10 additional setback, fencing, screening or soundproofing  
11 requirements as it deems necessary to ensure the compatibility of  
12 the kennel with surrounding development;

13 I. Radio, microwave or television transmitters, towers and  
14 appurtenances, provided;

15 1. New facilities or uses shall share common sites with  
16 existing facilities or uses whenever possible, unless the  
17 applicant demonstrates that it is not feasible or beneficial to  
18 combine the installation of new facilities or uses with existing  
19 facilities or uses that are located in close proximity,

20 2. Sufficient setbacks or easements are provided to protect  
21 improvements on adjacent property in the event of tower collapse,

22 3. Public access to towers shall be precluded,

23 4. Vehicle access and utility corridors shall be shared  
24 whenever possible;

25 J. Recreational areas, commercial, including yacht clubs,  
26 beach clubs, tennis clubs, parks, ski areas, marinas and similar  
27 activities;

28 K. Universities and colleges, including dormitories and  
29 fraternity and sorority houses when on campus;

30 L. Commercial establishments or enterprises involving open  
31 recreational uses of land as follows, provided these uses are  
32 specifically excluded from all R and S zones:

33 1. Campgrounds,

1           2.     Camps, such as boy scout, girl scout, church, YWCA,  
2 YMCA, and similar types,

3           3.     Recreational camps and resorts,

4           4.     Outdoor stage theaters,

5           5.     Recreational vehicle parks as provided in Chapter  
6 21.09;

7           M.     Hunting and fishing camps, gun clubs and rifle and  
8 pistol ranges, provided these uses are specifically excluded from  
9 all R and S zones, and provided further, the following conditions  
10 are conformed to:

11           1.     All installations shall be located at such a distance  
12 from adjoining property lines as will protect abutting property  
13 from hazard, noise or dust; provided, that a minimum distance of  
14 fifty feet shall be maintained,

15           2.     Firing ranges shall be designed so as to prevent  
16 stray or ricocheting bullets or pellets from leaving the property,

17           3.     Plans submitted with the application shall, at a  
18 minimum, show location of all buildings, parking areas and access  
19 points; safety features of the firing range; provisions for  
20 reducing noise produced on the firing line; elevations of the  
21 range showing target area, backdrops or butts; and location of  
22 buildings on adjoining properties.

23           N.     Utility district offices. These uses are subject to the  
24 following exceptions and conditions:

25           1.     Setbacks adequate to protect adjacent properties in  
26 the form of landscaped screening areas shall be required,  
27 provided that all buildings and structures shall maintain a  
28 distance of not less than twenty feet from any property line that  
29 is a common property line with an R or S zoned property,

30           2.     Open storage shall be prohibited unless it can be  
31 demonstrated to the satisfaction of the zoning adjustor that  
32 screening or other visual designs can be effected which will be  
33 compatible with the surrounding area,

1           3. Overnight parking and maintenance of municipal or  
2 utility vehicles shall be within an enclosed structure,

3           4. All buildings and structures shall be compatible in size  
4 and design with surrounding area.

5           O. Commercial and/or multifamily residential use of  
6 buildings listed on the National Register as an historic site or  
7 designated as a King County landmark located in an R, S, G or A  
8 zone, provided:

9           1. Gross floor area of the building additions or new  
10 buildings required for the conversion shall not exceed twenty  
11 percent of the gross floor area of the historic or landmark  
12 buildings,

13           2. Conversions to multifamily use in the RS, RD, S, G and A  
14 zones shall not exceed one dwelling unit for each three thousand  
15 six hundred square feet of lot area,

16           3. Any construction required for conversion which affects  
17 significant features of the property protected pursuant to  
18 Ordinance 4828 and K.C.C. 20.62 shall require certification of  
19 appropriateness from the King County Landmark Commission.

20           P. Cottage Industries, only in the following zones: G-5, G,  
21 A, S-E, S-C, GR-5, and GR-2.5, provided the following conditions  
22 are conformed to:

23           1. The site shall have a minimum area of thirty-five  
24 thousand square feet and meet the lot size requirements of the  
25 applicable zone;

26           2. The cottage industry shall be incidental to the use of  
27 the property for dwelling purposes and shall be less than fifty  
28 percent of the living area of the dwelling. This fifty percent  
29 square footage limitation includes outdoor assembly and storage  
30 areas but not required parking areas;

31           3. The following uses shall not be allowed:  
32  
33

1 a. Any activity which might result in excessive noise,  
2 smoke, dust, odors, heat or glare beyond that which is common to  
3 a residential area. The proposed use shall conform to the  
4 maximum permissible sound levels under K.C.C. Chapter 12.88. The  
5 zoning adjustor may require an applicant to provide sound level  
6 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 emmissions.

10 c. Any other use deemed incompatible with a residential  
11 and/or agricultural area, 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. Increased setbacks or additional screening may be  
17 established by the zoning adjustor to ensure that any proposed  
18 structure is compatible with the surrounding residential or  
19 agricultural area;

20 6. Required zoning setbacks may be increased subject to the  
21 review of the zoning adjustor for any activity which could  
22 potentially detract from a residential area but which is not  
23 deemed incompatible with the neighborhood. Such activities  
24 include but are not limited to: employee parking areas, loading  
25 zones, outdoor storage, and outdoor work areas;

26 7. Any display or sign shall be subject to the review of  
27 the zoning adjustor;

28 8. All sales shall be an incidental use;

29 9. The allowable size of equipment used by the cottage  
30 industry shall be subject to the review of the zoning adjustor.

31 Q. Bed and breakfast guesthouse, provided:

32 1. The bed and breakfast guesthouse operation shall be  
33

1 located only on the premises of the permanent residence of the  
2 operator(s).

3 2. The guesthouse operation shall be compatible with the  
4 residential character of the neighborhood.

5 3. Signs shall be limited to one single-faced or  
6 double-faced identification sign not to exceed six square feet in  
7 area in G, SE, GR, G-5, and A zones nor two square feet in area  
8 in any other zone. Signs shall not be allowed within required  
9 setbacks except when located in G, SE, GR, G-5, and A zones.

10 4. One off-street parking space shall be provided for each  
11 guestroom plus the required off-street parking spaces for the  
12 dwelling. This parking area shall not be located within any  
13 required yard. Landscaping may be required to screen parking  
14 areas from the view of adjacent properties and from public roads.

15 5. Serving meals to paying guests shall be limited to  
16 breakfast.

17 6. The wastewater disposal facility and the domestic water  
18 supply serving the guesthouse shall be subject to the approval of  
19 the Seattle-King County health department.

20 7. The number of persons accommodated per night shall not  
21 exceed five except that a structure which satisfies the standards  
22 of the Uniform Building Code as adopted by King County for R-1  
23 occupancies may accommodate up to ten persons per night.

24 8. A change of use permit must be obtained from the  
25 building and land development division.

26 R. Specialized instruction schools, provided they are  
27 excluded from the A, A10 and A35, F and FR zones where  
28 appropriate non-resource uses are set forth. Since the  
29 conditional use process is used to ensure the compatibility of  
30 this use with the surrounding neighborhood, specialized  
31 instruction schools are subject to the following provisions which  
32 the zoning adjustor may waive or modify when circumstances  
33 warrant:

1           1. Any building or structure on the site used for a school  
2 or its accessory use shall maintain a distance not less than  
3 twenty-five feet from any property line.

4           2. Non-residential parking excluding driveways shall be  
5 limited to a maximum of 2.5 percent of the site.

6           3. Parking, beyond that required for residential uses on  
7 the site, shall be provided as follows:

8               a. One space for each instructor and employee,

9               b. One space for every two students and/or spectators in  
10 attendance during an instructional session.

11           4. Landscaping shall be consistent with the requirements of  
12 K.C.C. 21.51.030E, except that when the parcel is greater than  
13 35,000 square feet the requirements shall apply to that portion  
14 of the lot in which the school and any accessory uses are located  
15 rather than the perimeter of the site.

16           5. Signs shall be limited to one unlighted double-faced  
17 sign not exceeding six square feet of area per face pertaining  
18 only to the instructional and sales activities of the property  
19 upon which displayed.

20           6. Retail sales shall be allowed as an accessory use to a  
21 specialized instruction school provided:

22               a. The site has a minimum lot size of 2.5 acres.

23               b. Sales shall be limited to items related to the  
24 instructional courses.

25               c. Total floor area for retail sales shall be limited to  
26 two thousand square feet.

27               d. Additional parking for retail uses shall be provided  
28 as required in 21.50.040A.

29           7. Sale of prepared food shall be allowed as an accessory  
30 use to a specialized instruction school provided:

31               a. The site has minimum lot size of 2.5 acres.

32               b. This use is contained in the same structure as the  
33



1 school.

2 c. Floor area for this use shall be limited to one  
3 thousand square feet.

4 d. Additional parking shall be provided as required in  
5 21.50.040A for commercial uses.

6 S. Wineries provided they are excluded from all R and S  
7 zones and the A, A-10, A-35, F, and QM zones, and further  
8 provided that:

9 1. All developed uses are located on a parcel or parcels  
10 of sufficient size to screen and buffer the on-site activities to  
11 be compatible with adjoining properties, and

12 2. The site shall have access sufficient so the traffic  
13 will not unduly impact surrounding residences.

14 3. Any public concert which is subject to the provisions  
15 of K.C.C. 6.52, must obtain the necessary permits as provided in  
16 that chapter.

17 INTRODUCED AND READ for the first time this 22nd day of  
18 June, 1987.

19 PASSED this 27th day of July, 1987.

20 KING COUNTY COUNCIL  
21 KING COUNTY, WASHINGTON

22 Gary Grant  
23 Chair

24 ATTEST:

25 Gerald A. Peterson  
26 Deputy Clerk of the Council

27 APPROVED this 7th day of August, 1987

28 Jim Hill  
29 King County Executive