

INTRODUCED BY: _____

PROPOSED NO.: 87-670

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ORDINANCE NO. **8529**

AN ORDINANCE relating to zoning; adding a new chapter to K.C.C. Title 21 entitled General Provisions-Signs and Billboards; establishing procedures and standards for the relocation or alteration of existing billboards; limiting the number of billboards in unincorporated King County; and adding new definitions to the county zoning code; amending Resolution 25789, Sections 299.11, 1401, 1402, 1404, 1504, 1681, 1604, 1703 and 1805; and Ordinance 8330, Sections 4 and 21; all as amended; and K.C.C. 21.04.785; 21.28.020; 21.28.030; 21.28.050; 21.30.080; 21.32.020; 21.32.050; 21.34.060; 21.36.060; 27.08.010; and 27.08.090; adding new sections to K.C.C. 21.04; and repealing Resolution 25789, Sections 285 and 286; and K.C.C. 21.04.635; and 21.04.640.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION SECTION 1. There is added to K.C.C. Title 21 a new section

to read as follows:

General Requirements.

A. Following the effective date of this ordinance, the total number of billboard faces within unincorporated King County shall not exceed the total number of billboard faces existing on the effective date, except as provided in Section 3.C. of this ordinance. In addition, the total number of existing billboard faces within each zone classification permitting billboards shall not be exceeded except as provided in Section 2 of this ordinance.

B. In the event that portions of unincorporated King County incorporate or annex to incorporated cities or towns after the effective date of this ordinance, the total number of allowable billboard faces shall be decreased by the number of faces existing in such areas on the effective date of annexation or incorporation.

C. As soon as practical after the effective date of this ordinance, the county shall compile an inventory of existing billboards within the county. Until the inventory is completed, no billboard shall be erected, modified or relocated, nor shall King County issue any permits for such actions. Following completion of the inventory, the county shall grant a billboard permit for each existing billboard reflecting the location, size, height, zoning and the degree of conformity with the requirements of this chapter. Only inventoried billboards may be subse-

1 frequently issued billboard alteration or relocation permits. Billboard owners can
2 accelerate the inventory process by providing the necessary inventory information
3 for their billboards. If owners have provided necessary inventory information
4 for all billboards in their ownership, the county shall release billboard permits
5 for such billboards, regardless of the degree of completion of the remainder
6 of the inventory.

7 NEW SECTION. SECTION 2. There is added to K.C.C. Title 21 a new
8 section to read as follows:

9 **Special restrictions in the BC zone classification.**

10 A. In the event that a billboard owner elects to relocate BC zoned bill-
11 boards outside of the BC zone, the BC zone designation shall be removed and
12 that permit may not later be used to relocate a billboard in the BC zone.

13 B. Billboards may be relocated only within the zone classification identi-
14 fied on the valid billboard permit, except the number of billboards permitted
15 within non-BC zone classifications may increase only as a result of billboard
16 relocation from within the BC classification.

17 NEW SECTION SECTION 3. There is added to K.C.C. Title 21 a new section
18 to read as follows:

19 **Limitations on the alteration or relocation of existing billboards.**

20 A. Except as provided in Section 3.B. of this ordinance, billboards shall
21 not be altered with regard to size, shape, orientation, height, or location without
22 the prior issuance of a billboard alteration or relocation permit. All such permits
23 shall require full compliance with the provisions of this ordinance.

24 There shall be no time limit on the eligibility to alter or relocate inventoried
25 billboards; however, individual alteration and relocation permits shall expire
26 if the approved modifications are not completed within one year of permit issu-
27 ance. Any project not completed within this period shall be placed in a holding
28 category until a new permit is issued by King County, and no further work on
29 the subject billboard shall occur until such issuance.

30 Relocation of inventoried billboards shall also require the issuance of a
31 demolition permit for the removal of the existing billboard. Billboard demolitions
32 shall be completed within ninety days of permit issuance and prior to installation

1 of the relocated billboard.

2 B. Ordinary and necessary repairs which do not change the size, shape,
3 orientation, height or location of an inventoried billboard shall not require
4 alteration permits. Billboard copy replacement may occur at any time and is
5 exempt from the requirement for alteration permits, provided:

6 1. New Type II billboard faces do not exceed the size of previously
7 inventoried faces, or

8 2. New Type I billboard faces may only exceed the size of the previously
9 inventoried face with temporary cut-out extensions if the billboard is otherwise
10 conforming, and if the extensions do not exceed a total of 125 square feet. Any
11 such extension shall be removed with the next change of billboard copy.

12 C. Single Type I billboard faces may be replaced, with two side-by-side
13 Type II billboard faces, and likewise two side-by-side Type II billboard faces
14 may be replaced with a single Type I billboard face, provided each resulting bill-
15 board face complies with the location, height standards of Section 4 of this
16 ordinance.

17 D. Any location or orientation alteration of billboards conforming to
18 the provisions of this ordinance shall be accompanied by the alteration or reloca-
19 tion of an equal number of billboards under the control of the same applicant
20 which do not fully conform to these provisions, if any such nonconforming bill-
21 boards exist. Whenever more than one nonconforming billboard exists under
22 a single ownership, they shall be made conforming in the following order:

23 1. billboards deemed nonconforming pursuant to Section 5 of this ordi-
24 nance,

25 2. billboards located in billboard free areas,

26 3. billboards located in the BC zone classification, and

27 4. any other nonconforming billboard.

28 NEW SECTION SECTION 4. There is added to K.C.C. Title 21 a new section
29 to read as follows:

30 **Billboard location and height standards.** All billboard alterations or relocations
31 shall comply with the following location and design standards.

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1 A. Location.

2 1. Billboards shall only be located on sites zoned BC, CG, ML, MP, or
3 MH.

4 2. No more than five billboard faces shall be oriented toward and visible
5 from the same direction of travel within one mile of the proposed relocation
6 site as measured along the adjacent roadway.

7 3. Billboards shall be located at least 100 feet from any other billboard;
8 provided side-by-side, v-type and back-to-back billboard faces shall be considered
9 one billboard for purposes of this subsection only.

10 4. The zoning on the opposite side of the street from a proposed relocation
11 site must also permit billboards.

12 5. There shall be at least 100 feet from any type II billboard to any
13 residential zone classification. Type I billboards shall be at least 330 feet from
14 any residential zone classification.

15 6. No billboard shall be located in a manner so that it extends beyond
16 the property line of the billboard site.

17 7. No billboard shall be located more than 100 feet from any adjacent
18 arterial.

19 8. Billboards shall observe the same street setback as all buildings within
20 50 feet of the proposed billboard location.

21 9. Type I billboard faces shall only be located adjacent to arterials devel-
22 oped with at least two primary travel lane in each direction. In all other locations,
23 billboards shall be limited to Type II billboard faces.

24 10. No single billboard structure shall support a total of more than two
25 Type I billboard faces or the equivalent, and no single billboard structure shall
26 orient more than one Type I billboard face or the equivalent in any single direction.

27 B. Height.

28 1. Billboards located in the BC or CG zone classifications shall not exceed
29 15 feet above the average height of all buildings within 330 feet of the billboard
30 or 35 feet, whichever is less.

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1 2. Billboards located in M zone classifications shall not exceed 15 feet
2 above the average height of all buildings within 330 feet of the billboard or 45
3 feet, whichever is less.

4 NEW SECTION SECTION 5. There is added to K.C.C. Title 21 a new section
5 to read as follows:

6 **View and vegetative protection buffer protections.**

7 A. Notwithstanding any other provision of this ordinance or other applic-
8 able laws or regulations, no billboard shall be located or oriented in a manner
9 that is within the direct line-of-sight of views of Mt. Rainier, Mt. Baker, the
10 Olympic Mountains, Puget Sound or any lake or river from adjacent public road-
11 ways. All applications for billboard alteration or relocation shall be certified
12 by the applicant as meeting this provision. Any billboard subsequently found
13 to violate this provision shall be deemed nonconforming and shall be required
14 to become the next nonconforming billboard relocated pursuant to Section 3.D.
15 of this ordinance.

16 B. Notwithstanding any other provision of this ordinance or other applic-
17 able law or regulation, no billboard owner or their agent shall remove, cut or
18 otherwise alter any vegetative screening on public property or private landscaping
19 required by code or as a condition of permit approval in order to improve the
20 visibility of a nearby billboard. Should such alteration occur, any billboard so
21 benefited shall be deemed nonconforming and shall be required to become the
22 next nonconforming billboard relocated pursuant to Section 3.D. of this ordinance.

23 NEW SECTION SECTION 6. There is added to K.C.C. Title 21 a new section
24 to read as follows:

25 **Billboard free areas.**

26 A. Notwithstanding any other provision of this ordinance, no billboard
27 shall be relocated in any of the following areas.

28 1. Sites listed in either the Washington State or National Register of
29 Historic Places or on sites designated as county landmarks or community land-
30 marks.

31 2. Open space and scenic resource sites identified in the adopted King
32 County Open Space Plan.

1 3. Between any parcels identified in subsection 6.A. or 6.B. and the
2 nearest adjacent public roadways.

3 4. Within 660 feet of any state or county park.

4 5. Redondo Beach Road and Redondo Way from Redondo Beach Road
5 to 13th Avenue South.

6 6. South 292nd Street from 65th Avenue South to State Highway 181.

7 7. The south and east side of State Highway 522 from Northeast 149th
8 Street to 68th Avenue Northeast.

9 8. Northeast 175th Street from 61st Avenue Northeast to 68th Avenue
10 Northeast.

11 9. Rainier Avenue South from the Renton city limits to the Seattle
12 city limits.

13 10. South 188th Street and Orillia Road South from 46th Avenue South
14 to Military Road South.

15 11. Within 300 feet of the intersection of South 144th Street and 51st
16 Avenue South.

17 B. After the effective date of this ordinance, any billboard located in
18 a designated billboard free area shall be deemed nonconforming and shall be
19 relocated pursuant to Section 3.D. of this ordinance.

20 NEW SECTION SECTION 7. There is added to K.C.C. 21.04 a new section
21 to read as follows:

22 **Billboard.** "Billboard" means a sign used principally for advertising a business
23 activity, use, product, or service unrelated to the primary use or activity of
24 the property on which the billboard is located, but not including off-premise
25 directional signs as defined in Section 10 of this ordinance or temporary real
26 estate signs. The term "billboard" shall be taken to include both the structural
27 framework which supports a billboard and any billboard faces attached thereto.

28 NEW SECTION SECTION 8. There is added to K.C.C. 21.04 a new section
29 to read as follows:

30 **Billboard face.** "Billboard face" means that portion of a billboard, exclusive
31 of its structural support, on which changeable advertising copy is displayed either
32 by affixing preprinted poster panels or by painting copy on location. Billboard

1 faces shall be classified in two categories. "Type I billboard face" shall mean
2 a billboard face not exceeding a height of fourteen feet or a width of forty-eight
3 feet. "Type II billboard face" shall mean a billboard face not exceeding a height
4 of twelve feet or a width of twenty-four feet. Type I billboard faces may also
5 include temporary and irregularly shaped extensions, called "cut out extensions",
6 subject to the area and duration limitations of Chapter 21. , Signs and
7 Billboards.

8 NEW SECTION SECTION 9. There is added to K.C.C. 21.04 a new section
9 to read as follows:

10 **On premise sign.** "On premise sign" means a sign which carries advertisement
11 incidental to a lawful use of the premises on which it is located, including signs
12 indicating the business transacted at, services rendered, goods sold or produced
13 on the premises, or name of the person, firm or corporation occupying the prem-
14 ises.

15 NEW SECTION SECTION 10. There is added to K.C.C. 21.04 a new section
16 to read as follows:

17 **Off-premise directional sign.** "Off-premise directional sign" means a sign not
18 exceeding twelve square feet in area used to direct pedestrian or vehicular traffic
19 to a facility, service or business located on other premises within one quarter
20 (1/4) mile of the sign.

21 SECTION 11. Resolution 25789, Section 299.11 and K.C.C. 21.04.785 are
22 each hereby repealed and the following is substituted:

23 **Sign.** "Sign" means any visual communication device, structure or fixture, including
24 supporting and component parts, which is visible from any right-of-way and is
25 intended or used to identify a building, use, business or event, or to promote
26 the sale of a product, goods or service, using graphics, letters, figures, symbols,
27 trademarks, pennants, moving or fluttering devices or written copy. Painted
28 wall designs or patterns which do not represent a product, service or registered
29 trademark, and which do not identify the user are not considered signs, nor are
30 official notices or informational materials erected and maintained in the discharge
31 of any governmental function.

32 SECTION 12. Resolution 25789, Section 1401, as amended, and

1 K.C.C.21.28.020 are each hereby amended to read as follows:

2 **Permitted uses.** Any of the following types of uses which can meet the following
3 standards are permitted and allowed by this classification subject to the limitations
4 set forth in this section.

5 A. Any on-premises retail enterprise dispensing food or commodities
6 which may involve only incidental and limited fabrication or assembly of commodi-
7 ties; provided that, the sale of automobiles, trailers, boats, heavy equipment
8 and similar commodities are specifically excluded;

9 B. Business offices which may include limited fabrication, assembly
10 and repair of electronic components and devices and any type of use rendering
11 professional services or personal services to the individual;

12 C. Hospitals, except mental and alcoholic hospitals;

13 D. Hotels and motels, except apartment hotels;

14 E. Enterprises providing entertainment and recreation; provided, however,
15 that the operation of an adult theater shall be prohibited within five hundred
16 feet of an R or S zone and, provided further, that adult theaters shall not be
17 operated concurrently within five hundred feet of, nor within the same structure
18 as, the operation of any other theater;

19 F. Lodges, private clubs and fraternal societies;

20 G. Moorages for private pleasure craft;

21 H. Mortuaries;

22 I. Any public utility installation relating directly to the distribution
23 of services including switching and transmission stations, but not including ware-
24 houses, service yards or the like unless otherwise permitted by this title.

25 J. Public off-street parking facilities, whether publicly or privately
26 owned and operated, provided any area so used shall not be used for a vehicle,
27 trailer or boat sales area or for the accessory storage of such vehicles unless
28 other permitted by this title;

29 K. Automobile rental;

30 L. Churches;

31 M. Public office buildings, art galleries, museums, libraries, police and
32 fire stations.

1 N. On-premise ((S)) signs ((,--)) without limitation as to size and the num-
2 ber, ((and outdoor advertising structures)) off-premise directional signs, and
3 billboards subject to the provisions of Chapter 21. , Signs and Billboards.

4 O. Recreational vehicles parks as provided in Chapter 21.09;

5 P. Household moving truck rental or trailer rental as an accessory use
6 to an automobile service station only, provided that:

7 1. Not more than four trucks and eight trailers shall be permitted on
8 a station site;

9 2. Whenever such uses are proposed at an existing station which has
10 a common boundary with R or S classified property, the landscaping provisions
11 set forth in Chapter 21.51 must be adhered to at least for that boundary.

12 Q. Community scale mixed use business-residential developments subject
13 to a conditional use permit, and subject to the provisions and conditions governing
14 mixed use developments in the BR-C zone;

15 R. Specialized instruction schools;

16 S. Self-service storage facilities, provided that:

17 1. The use of property shall be limited to dead storage. Activities such
18 as the serving or repair of motor vehicles, boats, trailers, lawnmowers or similar
19 equipment is prohibited;

20 2. No storage of flammable liquids, highly combustible or explosive
21 materials or hazardous chemicals is permitted;

22 3. No residential occupancy of the storage units is permitted;

23 4. No business activity may be conducted within the individual storage
24 units;

25 5. A manager shall be on the site at all times that the lessees have access
26 to the storage units.

27 SECTION 13. Resolution 25789, Section 1402, as amended, and K.C.C.
28 21.28.030 are each hereby amended to read as follows:

29 **Limitation on uses.** Every use locating in a B-C zone shall be subject to the
30 following further conditions and limitations:

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1 A. All uses shall conform to the general provisions and exceptions, off-
2 street and parking requirements, loading area requirements (~~and~~), landscaping
3 requirements and sign and billboard requirements set forth in this title beginning
4 with Chapter 21.46, and all parking lots and parking areas and loading areas shall
5 be surfaced, screened, developed and maintained as required by Chapter 16.74;

6 B. All uses shall be conducted wholly within an entirely enclosed building
7 except;

- 8 1. Automobile service stations,
- 9 2. Drive-in restaurants,
- 10 3. Public utility installations,
- 11 4. Meter and control stations of a public utility,
- 12 5. Moorage for private pleasure craft.
- 13 6. (~~Outdoor advertising structures~~) Signs and billboards,
- 14 7. Parking lots and parking and loading areas,
- 15 8. Growing stock in connection with horticultural nurseries whether
16 the stock is in open ground, pots or containers,
- 17 9. Automatic car wash;
- 18 10. Self-operated car wash;
- 19 11. Recreational vehicle parks;

20 C. Any areas used as set forth in paragraph B of this section, except
21 public utility installations, moorages (~~and outdoor advertising structures~~), signs
22 and billboards shall be improved and maintained as required for off-street parking
23 areas in Chapter 16.74.

24 D. In the case of automobile service stations, the leading edge of the
25 pump islands shall not be closer than fifteen feet to any street property line;

26 E. All products made incident to a permitted use which are manufactured,
27 processed or treated on the premises shall be sold only on the premises and only
28 at retail;

29 F. Any repairing done on the premises shall be incidental only, and limited
30 to custom repairing of the types of merchandise sold on the premises at retail.
31 The floor area devoted to such repairing shall not exceed thirty percent of the
32 total floor area occupied by the particular enterprise, except that the limitations

1 of this paragraph shall not apply to shoe, radio, television or other small household
2 appliance repair service;

3 G. Storage shall be limited to accessory storage of commodities sold
4 at retail on the premises or materials used in the limited fabrication of commodi-
5 ties sold at retail on the premises. The limitations of this paragraph shall not
6 apply to self-service storage facilities;

7 H. No dwelling units, whether single-family, two-family or multiple-
8 family, are permitted in a B-C zone except as allowed in connection with a church
9 or except a dwelling unit for a resident owners, caretaker, or manager of a per-
10 mitted use, or except as allowed in conjunction with a community scale mixed
11 use business residential use as set forth in K.C.C.. 21.28.020;

12 I. Use of cleaning agents shall be limited to nonflammable and explosive
13 fluids with a flash point above one hundred thirty-eight and five-tenths degrees
14 Fahrenheit in a closed safety cleaning system;

15 J. Any building or structures or portion thereof used to house animals
16 in connection with small animal hospitals and clinics shall be soundproofed; the
17 animal runs shall be surfaced with concrete or other impervious material; there
18 shall be no burning of refuse or dead animals; drainage shall be away from adjoining
19 properties;

20 K. All operations conducted on the premises shall not be objectionable
21 beyond the property boundary lines by reason of lighting, noise, odor, fumes,
22 gases, smoke, steam, vibration, hazard or other causes, and any use the operation
23 of which produces odor, fumes (toxic or nontoxic), gases, air-borne solids or other
24 atmospheric contaminants shall be allowed to locate only if conforming in every
25 respect to any rules and regulations established by an applicable and qualified
26 public agency.

27 L. In the case of automatic car washes and self-operated car washes,
28 the facility must be served by sanitary sewers.

29 SECTION 14. Resolution 25789, Section 1404 and K.C.C. 21.28.050 are
30 each hereby amended to read as follows:

31 **Permitted height.** No maximum height is imposed, but when a ((building)) structure
32 exceeds thirty-five feet in height, the ((portion of the building above thirty-five

1 feet)) structure shall set back one foot from each side property line and the rear
 2 property line for each one foot such ((~~building~~)) structure exceeds thirty-five
 3 feet in height.

4 SECTION 15. Resolution 25789, Section 1504, and K.C.C. 21.30.080 are
 5 each hereby amended to read as follows:

6 **Permitted height.** No maximum height is imposed, but when a ((~~building~~)) structure
 7 exceeds thirty-five feet in height, the ((~~portion of the building above thirty-five~~
 8 feet)) structure shall set back one foot from each side property line and the rear
 9 property line for each one foot such ((~~building~~)) structure exceeds thirty-five
 10 feet in height.

11 SECTION 16. Resolution 25789, Section 1601, as amended and
 12 K.C.C.21.32.020 are each hereby amended to read as follows:

13 **Permitted uses.** The following uses only are permitted and specifically provided
 14 and allowed by this chapter:

15 A. Any use first permitted in the C-G classification provided however
 16 a dwelling shall be permitted on the same lot or site on which an industrial use
 17 is located when the dwelling is used exclusively by a caretaker or superintendent
 18 of such enterprise and his family.

19 B. ((~~Advertising structures--(billboards))~~) On-premise signs, off-premise
 20 directional signs, and billboards subject to the provisions of Chapter 21., Signs
 21 and Billboards.

22 C. Automobile body and fender works when operated and maintained
 23 wholly within an entirely enclosed building.

24 D. Automobile assembly plant, when contained within a wholly enclosed
 25 building.

26 E. Automobile painting, provided all painting, sanding and baking shall
 27 be conducted wholly within an enclosed building

28 F. Automotive service stations

29 G. Bag cleaning and conditioning

30 H. Bakeries, wholesale

31 I. Banks

32 J. Battery manufacture and rebuilding

- 1 K. Bleaching and dyeing plants
- 2 L. Blueprinting and photostating
- 3 M. Boat building and repairing for boats not exceeding one hundred ten
4 feet in length
- 5 N. Bottling plants
- 6 O. Broom and brush manufacture
- 7 P. Building materials storage yards
- 8 Q. Carpet and rug cleaning plants
- 9 R. Ceramic products, manufacture of wall and floor tile and related
10 small tile products, but not including bricks, drain, building or conduit tile
- 11 S. Clothes cleaning or clothes dyeing plants
- 12 T. Contractor's storage yards
- 13 U. Cosmetics, manufacture of
- 14 V. Creameries and dairy products manufacture
- 15 W. Die casting
- 16 X. Distributing plants (jobbers)
- 17 Y. Dog pounds
- 18 Z. Electrical appliances, manufacture and assembly of
- 19 AA. Electric neon sign manufacturing
- 20 BB. Electroplating, silver, chrome, copper
- 21 CC. Feed and fuel yards
- 22 DD. Freight terminals
- 23 EE. Food products manufacture, storage, processing and packaging of,
24 but not including the manufacturing and processing of lard, pickles, sauerkraut,
25 sausage or vinegar
- 26 FF. Garment manufacture
- 27 GG. Hospitals, emergency only
- 28 HH. Hotels and motels
- 29 II. Ice manufacturing plant
- 30 JJ. Laundries
- 31 KK. Machine shops with a punch press up to twenty tons capacity, when
32 contained wholly within an enclosed building and the building is not closer than

1 three hundred feet to a residential or suburban zone; no drop hammer or drop
2 forge is permitted

3 LL. Manufacture, processing, treatment or assembly of articles from
4 previously prepared materials such as bone, canvas, cellophane, cork, fibre, felt,
5 fur, feathers, glass, leather, paper, metal, stone, wood, yarn, plastics and shell

6 MM. Metal, manufacture and fabrication of products from (except major
7 structural steel forms, boiler making and similar activities involving excessive
8 noise, or major trucking in terms of over-standard dimensions per unit or over-
9 standard dimensions of load)

10 NN. Parcel service delivery terminals

11 OO. Parking lots, public provided any area so used shall be improved and
12 maintained as required by Chapter 16.74 of this code

13 PP. Pharmaceuticals, manufacturing, processing, packaging and storage
14 of, including drugs, perfumes, toiletries and soap (cold mix only)

15 QQ. Plumbing supply yards

16 RR. Prefabricated building, manufacture of (no concrete)

17 SS. Pipe line booster or pumping plant in connection with water, oil,
18 petroleum, gas, gasoline or other petroleum products

19 TT. Printing and printing ink manufacture

20 UU. Public utility service facilities, yards or electric transmission sub-
21 stations

22 VV. Restaurants, including cocktail lounges

23 WW. Rubber, fabrication of products made from finished rubber

24 XX. Storage of impounded and damaged cars, but no wrecking yards

25 YY. Storage for transit and transportation equipment, except freight
26 classification yards

27 ZZ. Textile manufacture, processing or treatment

28 (A) Tile, manufacture of wall and floor tile and related small tile products

29 (B) Tobacco products, manufacture of

30 (C) Truck repairing and rental

31 (D) Upholstering

32 (E) Vacuum metalization

- 1 (F) Warehousing
- 2 (G) Accessory buildings and uses customarily incident to any of the above
3 uses, when located on the same site with the main building
- 4 (H) Other similar industrial enterprises or businesses as set forth in Section
5 21.46.050 of this title
- 6 (I) Planned unit development as provided in Chapter 21.56
- 7 (J) Unclassified uses as provided in Chapter 21.44
- 8 (K) Business and professional offices
- 9 (L) Enterprises selling alcoholic beverages for on-premises consumption
- 10 (M) Police and fire stations, including regional police pistol range training
11 facilities provided:
- 12 1. the training must be conducted within an entirely enclosed building,
13 and
- 14 2. noise standards pursuant to K.C.C. 12.88.020 and K.C.C. 12.88.030
15 must be met.
- 16 (N) Interim use for agricultural crops, open field growing, pasturing and
17 grazing on five acres or more, provided:
- 18 1. Buildings are not permitted,
- 19 2. Any pen or structure used to confine or feed livestock shall not be
20 located closer than seventy-five feet and in the case of swine or goats no closer
21 than one hundred fifty feet to any boundary property line nor closer than forty-five
22 feet to any building containing a dwelling unit or accessory living quarters on
23 the same premises,
- 24 3. Any pasturing or grazing shall be adequately fenced and shall maintain
25 a distance of thirty-five feet from any boundary property line which is a common
26 line with S-R or R zoned property when such property is developed,
- 27 4. The number of livestock shall not exceed that permitted in the S-R
28 zone,
- 29 5. Any open-air storage of hay, straw, shavings or similar organic
30 materials shall maintain a distance of not less than thirty-five feet from any
31 boundary property line, and a distance of not less than forty-five feet from any
32 building containing a dwelling unit or accessory living quarters on the same
premises.

1 (O) ~~((Small convenience))~~ Retail stores not to exceed three thousand
2 square feet of gross floor area.

3 (P) Specialized instruction schools.

4 (Q) Churches or other houses of worship.

5 SECTION 17. Resolution 25789, Section 1604 and K.C.C. 21.32.050 are
6 each hereby amended to read as follows:

7 **Permitted height.** No maximum height is imposed, but when a ~~((building))~~ structure
8 exceeds forty-five feet in height, the ~~((portion of the building above forty five~~
9 ~~feet))~~ structure shall set back one foot from each side and rear property line
10 for each one foot such ~~((building))~~ structure exceeds forty-five feet in height.

11 SECTION 18. Resolution 25789, Section 1704 and K.C.C. 21.34.060 are
12 each hereby amended to read as follows:

13 **Permitted height.** In an M-P zone no height limit is imposed, provided one addi-
14 tional foot of width is provided for each required open space on the periphery
15 of the lot or site for each foot in height any ~~((building or))~~ structure on the
16 premises exceeds forty-five feet.

17 SECTION 19. Resolution 25789, Section 1805 and K.C.C. 21.36.060 are
18 each hereby amended to read as follows:

19 **Permitted height.** No maximum height is imposed, but when a ~~((building))~~ structure
20 exceeds forty-five feet in height, the ~~((portion of the building above forty five~~
21 ~~feet))~~ structure shall set back one foot from each side and rear property line
22 for each foot such ~~((building))~~ structure exceeds forty-five feet in height.

23 SECTION 20. Ordinance 8330, Section 4, as amended, and K.C.C. 27.08.010
24 are each hereby amended to read as follows:

25 **Building Permit Fees.** Fees shall be collected to compensate the division for
26 the investigation, permit administration, plan review and inspection of building
27 permit applications pursuant to the provisions of K.C.C. Chapter 16.04, 16.70,
28 16.74, 16.78, 20.58, and K.C.C. Title 21. Building permit fees shall be composed
29 of three main elements: base fees, structural review fees, and site development
30 plan fees.

31 A. Base fees. Base fees shall compensate the division for preliminary
32 application screening and the establishment/administration of the permit applica-

1 tion file. Base fees shall be distinguished by group occupancy to reflect file
2 administration complexity. Base fees shall be collected at the time of permit
3 application or, in the case of plan revisions submitted prior to permit issuance,
4 at the time of each revision submittal.

5 B. Structure review fees. Structure review fees shall compensate
6 the division for the plan review and inspections necessary to determine compliance
7 with adopted uniform codes and other county regulations. Such fees shall be
8 based on either the gross area of the proposed structure or, when determined
9 applicable by the manager, the value of the structure, together with an "per
10 item" or "per occurrence" fees for mechanical or fire protection plan review.
11 Sixty-five percent of structure review fees, including mechanical and fire protec-
12 tion review fees, shall be collected upon application, with the remainder paid
13 upon permit issuance.

14 C. Site Development Plan Fees. Site development plan fees shall compen-
15 sate the division for field investigation, plan review and post-approval inspecting
16 of the non-structure portions of the building permit application, including review
17 related to traffic, circulation, parking, drainage, landscaping and site plans.
18 Site development plan fees for preliminary field investigation and plan review
19 shall be collected at the time of permit application. Fees to cover post-approval
20 inspections shall be collected at the time of permit issuance and, if applicable,
21 at twelve month intervals thereafter. Site development pan fees shall not be
22 assessed against applications for group R-3 or M occupancies where site related
23 review is covered by the base and structural fees.

24 D. General building permit fee provisions.

25 1. Work without a permit. Whenever any work for which a building
26 is required by K.C.C. 16.86 has been commenced without first obtaining said
27 permit, or has proceeded without obtaining necessary inspections; an investigation
28 fee, in addition to the building permit fee, shall be collected whether or not
29 a permit is then or subsequently issued. The investigation fee shall be equal
30 to the amount of the building permit required by this section.

31 2. Revisions. Revisions submitted with prior or subsequent to permit
32 issuance shall be charged an additional base fee to cover file updating plus any

1 special plan review hourly fees deemed necessary to determine compliance with
2 regulations and standards.

3 3. Renewals. Expiring building permits may be renewed as set forth
4 in K.C.C. 16.04.040 upon payment of a permit renewal fee. Renewal fees may
5 be distinguished by both the group occupancy involved and the amount of review
6 and inspection yet to be completed on the permit.

7 4. Refunds. No refund shall be made for any service already rendered.
8 If construction has not commenced, a refund equal to the unexpended portion
9 of site development plan and structure review fees shall be made provided the
10 base fees are withheld to compensate for basic permit processing and handling.
11 When requested due to a clerical error on the part of King County, a full refund
12 may be made.

13 5. Residential permit discounts. Residential permit fee discounts will
14 be allowed for all group R-3 and M occupancies involving basic or repetitive
15 residential plans, factory-built housing, relocated residences with minimum repairs,
16 and relocated residences with extensive repairs.

17 6. General research. An hourly general research fee shall be charged
18 for all special research performed outside the context of pending application
19 review. Such fees will be paid by the party requesting the special research or
20 investigation.

21 7. Fees for atypical inspection services, including but not limited to
22 fire/flood damage, minimum housing, code compliance, billboard alteration or
23 relocation site inspection, relocation of structures, demolition, reinspection
24 and supplemental inspections shall be collected in addition to any typical structural
25 or site development inspection fees and shall be paid at the time of occurrence.
26 Separate permit review fees for mobile homes, condominium conversions and
27 change of use or occupancy shall be added to the base fees set forth in this section
28 and shall be collected at the time of application submittal.

29 8. Special review fees. In addition to the building permit fees set forth
30 in this section, fees contained in Sections 2 through 30 of this ordinance may
31 be applicable to individual building permit applications. Such fees include, but
32 are not limited to, shoreline management, SEPA, right-of-way use, grading, or
sensitive areas review fees.

1 SECTION 21. Ordinance 8330, Section 21, as amended, and K.C.C. 27.08.090

2 are each hereby amended to read as follows:

3 **Building permit general fees.**

4	A. Change in use or occupancy fee:	\$150
5	B. Mobile homes	
6	1. Mobile home permit	\$90
7	2. Temporary mobile home permit	\$140
8	3. Temporary mobile home for hardship	\$150
9	4. Noninsignia mobile home inspection	\$110
10	C. Special review of oversized buildings	\$50
11	D. Condominium conversion review fee	
12	1. Project fee	
13	1 to 30 units	\$200
14	31 to 99 units	\$500
15	100 or more units	\$1,000
16	2. Per unit fee	\$100
17	E. Special plan review - per hour rate	\$45
18	F. Pre-inspection fees	
19	1. Fire or flood damage	\$115
20	2. Minimum housing or other code compliance	\$115
21	3. Relocation of structures	\$115
22	G. Demolition inspection fee	\$80
23	<u>H. Billboard alteration or relocation site review</u>	<u>\$200</u>
24	((H-)) <u>I. Supplemental inspection fee</u>	
25	Hourly rate including travel time	\$45
26	Plus rate per mile	\$.25
27	((H-)) <u>J. Reinspection fee</u>	
28	1. R-3 and M occupancy	\$80
29	2. All other occupancies	\$200
30	((H-)) <u>K. Certification of permit completion</u>	
31	1. Temporary occupancy certificate,	
32	per building or tenant space	\$130

1	2. Final occupancy certification when more	
2	than one building per permit,	
3	each additional building	\$100
4	3. Final occupancy certification for individual	
5	condominiums or other portions of buildings,	
6	per unit	\$40
7	4. Letter of completion for shell construction	
8	permits when more than one building per	
9	permit, each additional building	\$120
10	((K-)) <u>L.</u> Allowable residential discounts	
11	1. Basic or repetitive residential	30%
12	2. Factory built housing	50%
13	3. Relocated residence with minimum repairs	50%
14	4. Relocated residence with extensive repairs	33%
15	((L-)) <u>M.</u> Renewal Fee	
16	1. Renewals for final inspection only	
17	a. R-3 and M occupancy	\$75
18	b. All other permits	
19	Percent of original permit	10%
20	Minimum	\$80
21	Maximum	\$1,000
22	((M-)) <u>N.</u> General research fee - hourly rate	\$45
23	((N-)) <u>O.</u> Section 308 fee	
24	Base	\$60
25	Hourly review	\$45
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SECTION 22. Resolution 25789, Sections 285 and 286 and K.C.C. 21.04.635 and 21.04.640 are each hereby repealed.

INTRODUCED AND READ for the first time this 19th day of September, 1987.

PASSED this 31st day of May, 1988.

KING COUNTY COUNCIL
KING COUNTY WASHINGTON

Gary Grant
Chair

ATTEST:

Janeth M. Owens
Clerk of the Council

APPROVED this 10th day of June, 1988.

Don Hill
King County Executive