

Memorandum

DATE: March 24, 2004

TO: Ordinance No. 8848 File

FROM: Janet Masuo, Clerk of the council's office

RE: King County Resource Lands Proposed Area Zoning

After a review of the entire file with the assistance of the Council staff assigned to this ordinance, this memo hopes to clarify the identity of some of the adopting attachments.

Ordinance No. 8848 dated February 7, 1989 refers to an Appendix A: The King County Resource Lands Proposed Area Zoning. Appendix A is the original attachment as transmitted from the Executive's office.

Ordinance No. 8848 dated February 7, 1989 also refers to an Appendix B. Appendix B is the attachment identified as "Attachment 1: Amendments to Appendix A—King County Resource Lands Proposed Area Zoning," dated February 5, 1989 with a 'capital A' in the lower right hand corner.

February 7, 1989  
0028D:AT:mls

INTRODUCED BY: BRUCE LAING

PROPOSED NO. 87-298

ORDINANCE NO. **8848**

AN ORDINANCE relating to Comprehensive Planning implementing portions of the 1985 Comprehensive Plan by adopting the Resource Lands Area Zoning; amending Ordinance 3325, Section 2 as amended; amending Ordinance 4572, Sections 1 and 2 as amended; amending Ordinance 2249; repealing Ordinance 2169; repealing Resolution 30211; repealing Resolution 30981; repealing Resolution 31360; and adding new sections to K.C.C. 20.12.

PREAMBLE:

For the purpose of effective areawide planning and regulation, and to implement policies of the 1985 King County Comprehensive Plan in a timely manner, the King County council makes the following legislative findings:

1. Pursuant to King County Council Motion 6251 passed on April 19, 1985, a proposed Resource Lands Area Zoning was prepared by the King County Executive and transmitted to the council on April 14, 1987. Public hearings were held before the King County council as a whole on June 22, 1987 and January 23, 1989;
2. King County recognizes the vital role played by forestry and agriculture in the economy of the region. Through the Comprehensive Plan process and the Resource Lands Area Zoning project, the county has developed policies and regulations to support and encourage the continued use of resource lands for commercial resource-based purposes;
3. The proposed Resource Lands Area Zoning implements Comprehensive Plan policies related to rural areas and resource lands. With the application of the new agricultural and forestry zones, the potential for conflicts between resource land uses and those of nearby more intensively developed properties will be reduced. Application of new rural zones will buffer resource lands from incompatible land uses while permitting small-scale farming and forestry and maintaining rural character and service levels;
4. The areas affected by the Resource Lands Area Zoning include the forest lands and rural areas of eastern King County, and the Agricultural Production Districts of the Sammamish River and the lower Green River valleys;
5. The forest industry is an important part of King County's economy providing lumber, firewood, paper and other wood products both for local consumption and for export. As urban development with more intensive residential and commercial activity occurs near forest areas land values rise and conflicts occur. Increased population brings greater risk of fires, vandalism to equipment used in timber and management harvest, safety hazards resulting from increased traffic on haul roads and destruction of young trees;

OK  
106-02-150  
Dec 89-114  
CERT of the Council

- 1           6. The application of regulations designed to conserve the  
2 rural areas of eastern King County is necessary to permit  
3 the most efficient use of the limited funds available for  
4 facilities and services. Rural zoning and rural facility  
5 and service standards will permit most growth and services  
6 to be focused in urban areas while maintaining rural  
7 community character as part of King County's diversity and  
8 providing citizens with a choice of living environments;
- 9           7. The Agricultural Production Districts affected by the  
10 Resource Lands Area Zoning contain King County's  
11 highest-rated soils for farming. The designation of these  
12 soils as Class II by the Soil Conservation Service of the  
13 United States Department of Agriculture indicates that  
14 they are most suitable for growing a wide variety of  
15 valuable produce and very capable of supporting livestock;
- 16           8. Information supplied by the District Conservationist of  
17 the Soil Conservation Service indicated that the degree of  
18 wetness in many of these poorly-drained agricultural soils  
19 makes them suitable for many types of produce and that  
20 minor drainage improvements would further increase the  
21 variety of crops that could be grown. Current  
22 agricultural activity in the Sammamish and lower Green  
23 River valleys includes dairy farming, horse pasturing,  
24 nurseries, turf production and the harvest of many types  
25 of vegetables, christmas trees, specialty berries and  
26 dried flowers, and demonstrates the economic viability of  
27 farming in these areas;
- 28           9. The application of agricultural zoning to these lands in  
29 the Sammamish and Green River valleys will further the  
30 public interest in the support and encouragement of  
31 farming there. Public benefits supported by this action  
32 include: a more diverse local economy; increased  
33 opportunities for small-scale enterpreneurs seeking a start  
in agriculture; support for related sectors of the economy  
such as tourism, farmers' markets and restaurants; a  
reduction in the region's dependence upon food supplies  
from distant sources that would be subject to interruption  
as a result of weather-related crop failures and to price  
increases driven by energy-related delivery costs;  
fresher, higher-quality produce grown under conditions  
more easily monitored; a wider choice of occupations and  
living environments; and greater recreational  
opportunities through support of the equestrian community;
10. The establishment of the Agricultural Production Districts  
through the application of agricultural zoning to these  
lands is important to the survival of farming in King  
County. By grouping farms together, the ability to  
provide support services to agriculture is enhanced and  
the potential for conflicts with nearby commercial and  
residential activity is minimized;
11. According to testimony given by an agricultural economist  
from the Washington State University/King County  
Cooperative Extension Service, the proximity of markets in  
nearby cities is an important element of the economic  
potential for agriculture in the Green and Sammamish River  
Valleys. The substantial and growing populations in these  
areas makes U-Pick operations, farmstands and the larger  
farmstores that the new agricultural zoning would permit  
an increasingly valuable marketing option;

- 1 12. Agriculture in King County continues to be a valuable and  
2 growing segment of the local economy. Testimony from the  
3 WSU/King County Extension Service indicated that the  
4 upward trend observed between 1978 and 1982, when the  
5 number of commercial farms increased 45% to 1719 and the  
6 value of sales rose by 20% to \$66 million, has continued  
7 since then;
- 8 13. According to the Cooperative Extension Service, changes in  
9 the nature of agriculture in King County are consistent  
10 with national trends showing smaller-scale farms operated  
11 by farmers also holding off-farm jobs are increasingly  
12 successful;
- 13 14. According to the Cooperative Extension Service, the  
14 increase in market opportunities for locally-grown produce  
15 is demonstrated by the greater numbers of farmers selling  
16 at farmers' markets, the trend toward much larger produce  
17 sections in local supermarkets and the promotion of local  
18 produce by area restaurants and supermarkets;
- 19 15. According to the Cooperative Extension Service, there are  
20 several indicators of the growing interest in farming:  
21 enrollment has increased in the agricultural programs of  
22 the Washington State University and the Evergreen State  
23 College; local farm workshops conducted by the Cooperative  
24 Extension Service are very well attended and a growing  
25 number of employed professionals are becoming part-time  
26 farmers;
- 27 16. Increased agricultural use of King County's limited amount  
28 of Class II soils will provide greater support to the  
29 county's numerous farmers' markets, including the Pike  
30 Place Market which regularly receives national attention  
31 and draws many visitors to the area. These markets, which  
32 depend upon a healthy local farming community, make a  
33 significant contribution to the quality of life locally  
and to the tourism segment of the local economy;
17. The Resource Lands Area Zoning provides for the  
coordination and regulation of public and private  
development of the resource base of the county and bears a  
substantial relationship to, and is necessary for, the  
public health, safety and welfare of King County and its  
citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION SECTION 1. There is added to K.C.C. 20.12 a  
new section to read as follows:

A. The resource lands area zoning, attached to Ordinance  
8848 as Appendix A: The King County Resource Lands Proposed  
Area Zoning, and as amended by Attachment 1, which is to be  
made a part of Appendix A, is adopted as an amplification and  
augmentation of the comprehensive plan in East King County, and  
is adopted as the official zoning control for that portion of



1 unincorporated King County shown on the maps on pages 9-37 and  
2 pages 83-119 of Appendix A. The King County Resource Lands:  
3 Proposed Area Zoning.

4 B. The resource lands area zoning is further adopted as  
5 the official zoning control for the designated resource areas  
6 of unincorporated King County in Soos Creek, Northshore and  
7 Lower Green River until such time as those community plans are  
8 next reviewed and updated.

9 NEW SECTION SECTION 2.

10 A. An agricultural land variance from the zoning and uses  
11 permitted by KCC 21.23 may be granted by the King County  
12 council where the applicant owner of land designated  
13 agricultural by this ordinance can demonstrate the following:

14 1. Compliance with the zoning and uses permitted by  
15 K.C.C. 21.23 will deny all economically viable use of the  
16 property or constitute a significant and substantial economic  
17 deprivation. The extent of the economic deprivation is to be  
18 determined by an analysis of K.C.C. 21.23 compared to the  
19 reasonable investment-backed expectations under the zoning,  
20 regulations, and relevant policies in effect immediately prior  
21 to its adoption. Mere diminution in value is not significant  
22 economic deprivation;

23 2. The property was reasonably adaptable both  
24 economically and functionally to a legitimate economically  
25 viable use prior to enactment of K.C.C. 21.23;

26 3. The variance granted will be consistent with the  
27 general purposes and intent of K.C.C. 21.23 and the public  
28 welfare and interest in protecting agricultural uses within the  
29 agricultural production district; and

30 4. The use requested will meet the following criteria:

31 a. The use is permitted by the agricultural zone,  
32 K.C.C. 21.23 or the zoning designation in effect on the  
33

1 property immediately prior to the adoption of the agricultural  
2 zoning; and

3 b. The use requested and placement on the site is  
4 based on the agricultural zone, K.C.C. 21.23, or the zoning  
5 designation in effect immediately prior to adoption and will  
6 have minimal impacts consistent with the current agricultural  
7 uses in the district and degradation of agricultural soils on  
8 the site.

9 B. The applicant shall have the burden of proving that all  
10 economically viable use of the property will be denied or there  
11 is significant and substantial economic deprivation. In  
12 determining economic viability the zoning and subdivision  
13 examiner shall consider potential agricultural, residential,  
14 and other uses compatible with K.C.C. 21.23. In addition, the  
15 zoning and subdivision examiner should consider the applicants  
16 efforts to sell or lease the property for resource and other  
17 permitted uses; the availability of property tax relief for the  
18 resource use; the potential net return and the rate of return  
19 necessary to attract capital for investment in the permitted  
20 uses of the site.

21 C. Variance applications shall be made initially to the  
22 manager of King County's building and land development division  
23 and shall be heard by the zoning and subdivision examiner in  
24 accordance with the procedures in Chapter 20.24.070.  
25 Recommendations of the examiner to grant the variance shall  
26 include conditions to ensure that the permitted use meets the  
27 criteria set forth in Section A 4.

28 SECTION 3. Ordinance 4572, Sections 1 and 2, and K.C.C.  
29 20.12.270, previously adopting the area zoning for Soos Creek,  
30 is hereby amended as follows:

31 Soos Creek Plateau communities plan. A. The Soos Creek  
32 Plateau communities plan, attached to Ordinance 4572 as  
33

1 Appexdix A, is adopted as an amplification and augmentation of  
2 the comprehensive plan for King County, and as such  
3 constititues official county policy for the geographic area  
4 defined therein.

5 B. The Soos Creek Plateau communities plan area zoning,  
6 attached to Ordinance 4572 as Appendix B, is adopted as the  
7 official zoning control for that portion of unincorporated King  
8 County defined therein.

9 C. The land use plan amendment attached to Ordinance 7844  
10 as Appendix A, is adopted as an amendment to the Soos Creek  
11 Plateau Communities Plan. An amendment to the Soos Creek  
12 Plateau Communities Plan Area Zoning, attached to Ordinance  
13 7844 as Appendix B, is adopted as the official zoning control  
14 for that portion of unincorporated King County defined  
15 therein. The properties designated Potential RM-900 and  
16 Potential B-C with P-suffixes on Appendix B are subject to the  
17 follwing P-suffix conditions:

18 1. The access to tax lots 31, 103, 104 and 105 shall be  
19 consolidated to the maximum extent possible to reduce access  
20 problems relative to SR 516. If additional parcels are  
21 combined in one application to actualize the potential zoning,  
22 then the examiner shall evaluate the entire proposal and shall  
23 limit access as necessary to facilitate the operation of SR  
24 516.

25 2. Site plans for any proposed development shall be  
26 subject to review and approval pursuant to K.C.C.  
27 21.46.150-.200.

28 3. A minimum building set-back of 20 feet along property  
29 lines shall be provided adjacent to properties with single  
30 family residential use. The building set-back area shall be  
31 landscaped with conifers, planted berm or wide hedge which  
32 should become an effective visual screen within 3 years.

1           4. Provide a minimum building set-back 20 feet along  
2 S.E. 272nd St. (Kent-Kangley Road). The building set-back area  
3 shall be landscaped with a 3-foot hedge or 3-foot planted berm  
4 supplemented with other plantings. Plant trees spaced at a  
5 maximum of 25 feet.

6           5. In the potential RM-900 zones, when the zoning is  
7 actualized the height of any building shall not exceed the  
8 height permitted by zoning on properties located immediately  
9 adjacent to the north and east.

10           D. The Resource Lands Area Zoning attached to Ordinance  
11 8848 as Appendix A, is hereby adopted as an amendment to the  
12 Soos Creek Community Plan and Area Zoning for the portion of  
13 the planning area covered by it.

14           SECTION 4. Ordinance 3325 and K.C.C. 20.12.210, previously  
15 adopting the area zoning for Northshore, is hereby amended as  
16 follows:

17           Northshore community plan. A. The "Northshore community  
18 plan," attached to Ordinance 3325 as Appendix A, is adopted as  
19 an augmentation of the comprehensive plan for King County, and  
20 as such constitutes official county policy for the geographic  
21 area defined therein.

22           B. The Northshore community plan revisions, attached to  
23 Ordinance 5534 as Appendix A, is adopted as an amplification to  
24 the comprehensive plan for King County. Where there are  
25 differences between these two documents, the Northshore  
26 community plan revision governs.

27           C. The Northshore community plan area zoning, attached to  
28 Ordinance 5534 as Appendix B, is adopted as the official zoning  
29 control for that portion of unincorporated King County defined  
30 therein.

31           D. A Northshore community plan amendment, attached to  
32 Ordinance 6274 as Appendix A, is adopted as an amplification of  
33 the comprehensive plan for King County.

1 E. A Northshore community plan amendment, attached to  
2 Ordinance 6543 as Appendix A, is adopted as an amplification of  
3 the comprehensive plan for King County.

4 F. A Northshore community plan amendment, attached to  
5 Ordinance 6739 as Appendix A, is adopted as an amplification of  
6 the comprehensive plan for King County.

7 G. An amendment to the Northshore community plan area  
8 zoning, attached to Ordinance 6739 as Appendix B, is adopted as  
9 the official zoning control for that portion of unincorporated  
10 King County defined therein.

11 H. A Northshore community plan amendment, attached to  
12 Ordinance 6739 as Appendix A, is adopted as an amplification of  
13 the comprehensive plan for King County.

14 I. An amendment to the Northshore community plan area  
15 zoning, attached to Ordinance 6739 as Appendix B, is adopted as  
16 the official zoning control for that portion of unincorporated  
17 King County defined therein.

18 J. The Northshore transportation plan, attached to  
19 Ordinance No. 7077 as Appendix A, is adopted as an  
20 amplification to the comprehensive plan for King County.

21 K. An amendment to the Northshore community plan area  
22 zoning, attached to Ordinance 7641 as Appendix A, is adopted as  
23 the official zoning control for that portion of unincorporated  
24 King County defined therein with the following additional  
25 conditions:

26 1. The site shall be subject to the noise standards for  
27 a commercial source and commercial receiver, as defined in  
28 K.C.C. Chapter 12.88.

29 2. The property owner shall install additional or new  
30 "cyclones" or other similar equipment to minimize the amount of  
31 dust generated by the mill.  
32  
33

1        L. The Resource Lands Area Zoning, attached to Ordinance  
 2        8848 as Appendix A as amended by Appendix B, is hereby adopted  
 3        as an amendment to the Northshore Community Plan and Area  
 4        Zoning for the portion of the planning area covered by it.

5        SECTION 5. Ordinance 2249, Section 2, previously adopting  
 6        the area zoning for Forest Wilderness and Snoqualmie Pass, is  
 7        hereby amended as follows:

8        The zoning maps attached hereto for the area described  
 9        below are hereby adopted pursuant to the provisions of King  
 10       County Resolution No. 25789, K.C.C. Title 21 and County  
 11       Ordinance No. 00263, K.C.C. Title 20, for that portion of  
 12       unincorporated King County described as follows:

13       A. SELLECK, KANGLEY, KANASKAT, PALMER, CUMBERLAND, LESTER,  
 14       FRIDAY CREEK AND ADJACENT WILDERNESS STUDY AREA: Sections 1,  
 15       2, 11, 12, 13, and 24, T 26N, R 7E;

16       T 26N, R 8E; ((T-26N<sub>3</sub>-R-9E<sub>3</sub>))

17       ((Sections-4-through-9-inclusive-and-14-through-36-inclusive;))

18       ((Sections-1-through-6-inclusive;-8-through-14-inclusive;-and;  
 19       24;-30;-31-and-32;-T-26N<sub>3</sub>-R-11E<sub>3</sub>))

20       ((Sections-1-through-24-inclusive;-T-26N<sub>3</sub>-R-12E<sub>3</sub>))

21       ((Sections-2-through-11-inclusive;-T-26N<sub>3</sub>-R-13E<sub>3</sub>))

22       T 25N, R 8E; ((T-25N<sub>3</sub>-R-9E<sub>3</sub>;-T-25N<sub>3</sub>-R-10E<sub>3</sub>;-T-25N<sub>3</sub>-R-11E<sub>3</sub>;-T-25N<sub>3</sub>-  
 23       R-12E<sub>3</sub>;-T-25N<sub>3</sub>-R-13E<sub>3</sub>))

24       ((T-24-1/2N<sub>3</sub>-R-11E<sub>3</sub>;-T-24-1/2N<sub>3</sub>-R-12E<sub>3</sub>;-T-24-1/2N<sub>3</sub>-R-13E<sub>3</sub>;  
 25       T-24-1/2N<sub>3</sub>-R-14E<sub>3</sub>))

26       Sections 1 through 18 inclusive, 20 through 29 inclusive, 32  
 27       through 36 inclusive, T 24N, R 9E;

28       ((T-24N<sub>3</sub>-R-10E<sub>3</sub>;-T-24N<sub>3</sub>-R-11E<sub>3</sub>;-T-24N<sub>3</sub>-R-12E<sub>3</sub>;-T-24N<sub>3</sub>-R-13E<sub>3</sub>;  
 29       T-24N<sub>3</sub>-R-14E<sub>3</sub>))

30       Sections 5 through 9 inclusive, 11 through 36 inclusive,  
 31       T 23N, R 7E;

1 Sections 7, 17 through 21 inclusive, 28 through 36 inclusive,  
2 T 23N, R 8E;

3 Sections 1 through 5 inclusive, E 1/2 6, E 1/2 7, 8 through 17  
4 inclusive, E 1/2 18, 20 through 26 inclusive, 31 and 32, T 23N,  
5 R 9E;

6 ((T-23N,-R-10E;))

7 ((Sections-1-through-24-inclusive,-30-and-31,-T-23N,-R-11E;))

8 ((T-23N,-R-12E;))

9 Section 1 through 4 inclusive; section 5 less the south 1/2 of  
10 the south 1/2; section 8, less the west 1/2 of the northwest 1/4  
11 and also less the west 3/4 of the northwest 1/4 of the southwest  
12 1/4; section 9 through 17 inclusive; section 18, less the north  
13 1/2 of the northeast 1/4 and also less the northwest 1/4; section  
14 19 through 28 inclusive; section 33 through 36 inclusive; all in  
15 T 22N, R 7E;

16 ((T-22N,-R-8E;))

17 ((Sections-3-through-36-inclusive,-T-22N,-R-9E;))

18 ((Sections-1-through-5-inclusive,-18-through-36-inclusive,  
19 T-22N,-R-10E;))

20 ((Sections-19,-20,-29,-30,-31-and-32,-T-22N,-R-11E;))

21 The east 2/3 of (T-21N,-R-7E;-T-21N,-R-8E;-T-21N,-R-9E;-T-21N,  
22 R-10E;-T-21N,-R-11E;))

23 The east 2/3 of T 20N, R 7E; ((T-20N,-R-8E;-T-20N,-R-9E;  
24 T-20N,-R-10E;-T-20N,-R-11E;-T-20N,-R-12E;))

25 The east 2/3 of T 19N, R 7E; ((T-19N,-R-8E;-T-19N,-R-9E;  
26 T-19N,-R-10E;-T-19N,-R-11E;-T-19N,-R-12E;))

27 B. SNOQUALMIE PASS AREA: The East 1/2 sections 19, 27, 28,  
28 29, East 1/2 Sections 30 and 33 through 36 inclusive, T 23N, R 9E.  
29 Less county and state roads;

30 ((Sections-26-through-29-inclusive,-32,-33-and-34,-T-23N,  
31 R-11E;--Less-county-and-state-roads;--Also-less-that-portion-lying  
32 within-Kittitas-County;

1 ((Sections-1-and-2,-T-22N,-9E,--Less-county-and-state-roads;))

2 ((Sections-6-through-17-inclusive,-T-22N,-R-10E,--Less-county  
3 and-state-roads;))

4 ((Sections-4-through-9-inclusive-and-17-and-18,-T-22N,-R-11E,  
5 Less-county-and-state-roads,--Also-less-that-portion-lying-within  
6 Kittitas-County.))

7 For purposes of identification, each of the maps for the above  
8 described area is numbered. For example, E 1/2 T 20N, R 6E shall  
9 mean the East 1/2 of Township 20 North, Range 6 East, W.M.

10 NEW SECTION. SECTION 6. Ordinance 2169, previously adopting  
11 the area zoning for Upper Skykomish, is hereby repealed and  
12 replaced by Ordinance 8848.

13 NEW SECTION. SECTION 7. Resolution 30981, previously  
14 adopting area zoning in unincorporated King County in the vicinity  
15 of Auburn, is hereby amended as shown in Appendix A as amended by  
16 Appendix B of Ordinance 8848.


17 NEW SECTION. SECTION 8. Resolution 31360, previously  
18 adopting area zoning in unincorporated King County in the vicinity  
19 of Kent, is hereby amended as shown in Appendix A as amended by  
20 Appendix B of Ordinance 8848.

21 SECTION 9. Severability. Should any section, subsection,  
22 paragraph, sentence, clause, or phrase of this ordinance be  
23 declared unconstitutional or invalid for any reason, such decision  
24 shall not affect the validity of the remainder of this ordinance.

25 INTRODUCED AND READ for the first time this 27th  
26 day of April, 1987.

27 PASSED this 6th day of February, 1989.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chair

28  
29  
30  
31 ATTEST:  
32   
Clerk of the Council

33 APPROVED this 15th day of February, 1989.

  
King County Executive



8848

102-102-1150  
102-84-114

Attachment to  
Resource Lands Area Zoning ordinance

87-298

# King County Resource Lands

## Proposed Area Zoning



King County Planning Division  
November 1986

King County Executive  
1991-1992

King County Council  
District 1  
District 2  
District 3  
District 4  
District 5  
District 6  
District 7  
District 8  
District 9

Department of Planning and Economic Development  
1991-1992

Planning Office  
1991-1992

Resource Planner Section  
1991-1992

Resource Planner Staff  
Mike Kelly, Resource Planner  
Paul Miller, Resource Planner  
Heather Berg, Resource Planning Assistant  
Kathy Stewart, Land Development Information System  
Tom O'Shea, Community Planner  
Sandra Masterson, Community Planner  
John Witz, King County Urban Space Program  
Lacey Jones, King County Land Use Program  
Teresa Lavardo, King County Economic Development

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Marilyn McNulty  
Andrea Miller  
Sara Robinson

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## **1.0 Study Area**

The study area for the Resource Area Zoning project includes those lands designated by the King County Comprehensive Plan as part of the Forest Production District (policy RL201) in that portion of King County known as East King County. Those areas in the Forest Production District located in the Snoqualmie and Enumclaw Community Plan areas will be studied during development of their respective community plans. Forest resource lands in the Tahoma/Raven Heights Community Plan area will be studied following adoption of the Snoqualmie Community Plan (see Section 4.0 below).

Additionally, this project includes the designated Agricultural Production Districts in the Sammamish Valley and along the Green River between Kent and Auburn. Similarly, agricultural lands located in the Enumclaw, Snoqualmie, and Soos Creek planning areas will be studied during the development or update of their respective community plans.

## **2.0 Definition and Role of Area Zoning**

"Area Zoning", defined in Chapter 20.08 of the King County Code, means the procedures initiated by King County which result in the adoption or amendment of zoning maps on an area-wide basis. This procedure is characterized as being comprehensive in nature, dealing with homogeneous communities, distinctive geographic areas, and other types of districts having unified interests within the County. Unlike an individual zone reclassification, area zoning uses the entire range of zoning classification available to the County to express the land use policies of the Comprehensive Plan or a community plan in zoning map form.

## **3.0 Relationship of Resource Area Zoning to the Comprehensive Plan and Zoning Code**

The Resource Area Zoning Program is intended to implement those policies of the King County Comprehensive Plan that pertain to forestry and agriculture through the use of the newly adopted Forest Resource (F) and Agriculture (A-10, A-35) zones. These zones reflect the intent of the Comprehensive Plan to reduce the land use conflicts that often occur between resource land uses and other more intensive land uses, such as suburban residential development. This is accomplished through the establishment of large minimum lot sizes, careful designation of permitted land uses, and the use of buffer areas to help negate nuisance and trespass claims against both the resource and adjacent land owner.

The new zones, F (Forest Resource), A-10 and A-35 (Agriculture), and the AR 2.5, AR-5, and AR-10 (Rural Area), have been designed to reflect County policy as adopted in the 1985 Comprehensive Plan, and concurrently replace the older F-R (Forest-Recreation), A (Agriculture), and a variety of zones employed in areas now designated as rural.

The Forest Resource zone (F) implements policies calling for preservation of land suitable for commercial forestry. It does so by maintaining greater minimum lot sizes (80 acres) than that found in the old F-R zone (35,000 square feet), to reflect a threshold for economically viable forests under current market and technological conditions. The new zone permits the full range of forest practices as defined by the State of Washington, and further states that these lands are the preferred location for mineral resource industry operations. Forest lands will be protected from conversion pressures by being physically located away from public services and utili-



ties, and will be protected from nuisance claims from adjacent landowners through a combination of large minimum lot sizes, title deed disclaimers, and buffering by adjacent large-lot AR zoning.

The new Agriculture zone implements policies calling for preservation of the remaining agricultural land in King County. The zone has two minimum lot sizes to reflect the needs of different types of agricultural operations. A ten acre minimum lot size (A-10) is used in areas dedicated to the raising of crops, while a thirty-five acre lot size (A-35) is employed in areas where the dominant agricultural activity is raising livestock. The new zone allows a range of activities compatible with agriculture (including processing and retailing of agricultural products and supplies) as well as residences for farmland owners and workers.

The Rural Area (AR) zone recognizes the range of activities to be found in the long term rural regions of the County. Forestry and agriculture are preferred land uses, and building set-backs and the range of permitted uses are compatible with this preference. The basic minimum lot size in the AR zone is five acres, although areas adjacent to resource production districts are being designated with 10-acre minimums (AR-10) to buffer and protect both the resource and rural landowners from nuisance claims generated by each other. Similarly, if the level of services and the existing lot pattern allow, a 2.5 acre minimum (AR-2.5) can be applied in rural areas. The AR 5 zone also allows densities of up to one dwelling per 2.5 acres when a community plan designates areas where density incentives can be earned through providing public benefits. Rural activity centers with adequate utilities and services may maintain more urban densities and variety of permitted uses.

#### **4.0 Resource Area Zoning in Tahoma/Raven Heights**

The Tahoma/Raven Heights area adopted its Community Plan and Area Zoning in 1984. This Plan identified large areas as Resource Lands, particularly in the Southeast and Hobart areas. The intent of the Plan was to "encourage the continuation of agriculture, forestry and extractive activities both by preventing incompatible uses in adjoining areas and by discouraging conversion through a combination of incentives and regulation."

Since this plan was adopted, King County has a new Comprehensive Plan as well as new zones developed to implement the Comprehensive Plan's policies for rural residential and resource lands. The new zones will be used in the community planning process for the first time in the Snoqualmie Planning Area. The Snoqualmie Plan will designate resource lands, create rural buffers adjacent to those resource lands, and, where appropriate, allow the use of density incentives for the provision of public benefits.

Unless there is a compelling threat of development which would compromise the resource land base, the Executive proposes to re-study the Tahoma/Raven Heights planning area following the adoption of the Snoqualmie Community Plan and following the use of density incentives within the Rural lands of the planning area. The proposed re-study will review all lands now classified Forest-Recreation (FR) whether or not those lands are located within the Forest Production District identified by the 1985 Comprehensive Plan. These lands would be then re-classified with either the Rural (AR-2.5, AR-5, or AR-10) or Forest Resource (F) zoning classifications.

## **5.0 Area Zoning Highlights**

### **5.1 East King County**

As East King County is not considered a community plan area (and as such has never been the subject of a community plan), the Resource Area Zoning process has taken a comprehensive look at potential land designations. With the exception of the Route 2 corridor in the Skykomish valley, virtually all of East King County (those lands east of the Enumclaw and Snoqualmie planning areas and west of the crest of the Cascades) is in the Forest Production District. The only zoning change proposed in East King County outside the Route 2 corridor is from F-R to F. Other designations at Snoqualmie Pass and at isolated areas on State Route 410 along the White River will be retained as is. This retention is consistent with the definition of a "rural neighborhood center" as defined in policies CI 601-603 of the Comprehensive Plan. These centers are small pockets of commercial activity that already exist in the County, and serve small local populations. Their growth is not encouraged by the Comprehensive Plan unless conditions are shown to have changed.

Areas to receive the F designation include the municipal watersheds of Seattle and Tacoma, privately owned forestlands, public lands under the trust or supervision of the Washington State Department of Natural Resources, and those public lands under the authority of the United States Forest Service (USFS). Although these latter lands are planned and administered by the Federal Government independent of local zoning, the application of King County zoning establishes standards which are relevant to any special use permits issued by the USFS.

### **5.2 Agriculture Areas - Sammamish and Lower Green River Valleys**

This Area Zoning also applies the recently adopted Agriculture zone (A-10, A-35) in two areas: the Sammamish Valley Agriculture Production District in the Northshore Community Plan area; and the agriculture district along the Green River west of Kent and Auburn. Both of these areas are considered suitable for agricultural practices other than the raising of livestock, and both areas are primarily used for the cultivation of crops. As a result, these lands are proposed for the A-10 zoning designation, which allows a minimum lot size of 10 acres of land.

Many of the parcels in these two districts have had their development rights purchased by the King County Agriculture Program. The application of the A-10 zoning does not affect the covenants and terms of the sales. The Sammamish Valley Agriculture Production District, in fact, has not had the old A (Agriculture) zone applied to it so as not to affect property values during the purchase of these rights. The A-10 will be replacing primarily the general (G) zone classification in this area, while along the Green River it will replace the old Agriculture (A) zone.

### **5.3 U.S. Route 2 Corridor/Skykomish Valley**

The upper Skykomish valley, from the Snohomish County line to Stevens Pass is the one area in East King County the Comprehensive Plan designates as a rural area. This designation applies on the valley floor west of Skykomish, the only incorporated town and designated Rural Activity Center in the valley.

As a designated Rural Activity Center, Skykomish is recognized in the Comprehensive Plan as the appropriate location for higher density residential development and also as the logical site for future commercial and industrial development activity. As services are provided to accommodate future growth, the Plan supports possible annexation of some adjacent unincorporated land consistent with protection of the overall rural area. King County can work with the City of Skykomish to help ensure that this growth occurs at a sustainable and manageable pace through an interlocal agreement.

The Route 2 corridor is home to many different land uses and activities. Resource activities such as forestry and mining (sand and gravel) occur next to wilderness areas, ski resorts, and a National Scenic River. Mineral processing facilities, major power transmission rights of way, and a major rail line linking Puget Sound to the rest of the nation share the valley with vacation homes, fishermen, backpackers, and kayakers.

Again, the Forest Resource (F) zone is applied to those areas that can sustain commercial forest management, while the diverse activities seen on the valley floor are accommodated by the application of the Rural zone (primarily AR-5 and AR-10). The Rural zone allows for the presence of cottage industries, resource management, and some limited retail sales activity in addition to residential development on large (5 or 10 acre minimum) lots.

The basic density and classification for rural areas is 1 dwelling per 5 acres, and the AR-5 zone applies to most of the rural district of the valley. This zone allows a broader range of activities considered appropriate for rural areas. These include farming, small scale forestry, cottage industries, and small "guest-house" establishments.

The Skykomish valley is unique in the County in that much of its available residential land is in platted subdivisions of primarily "vacation" or second homes, on small (1/3-1/2 acre) parcels. The basic Rural zone (AR-5 and AR-10) allows a range of normal rural uses that are not appropriate for what is essentially a residential area. The application of AR 2.5-P recognizes the small-lot character of these subdivisions, and through the use of p-suffix precludes inappropriate and conflicting uses.

A major factor limiting growth in the valley is the prevalent soil conditions for on-site sewage disposal systems along the Skykomish River. Many of the flat areas where development has occurred consist of gravelly, sandy soil which does not adequately support most septic systems. There are now no public sanitary sewers or sewage treatment facilities serving the valley, and, as a result, septic failures and effluent discharge pose a potentially serious health risk to be associated with both existing and proposed development.

The minimum lot size permitted in poor soil areas is one dwelling per 2.5 acres, although legally established pre-existing lots are exempt from this requirement. Such lots must still receive approval from the Seattle/King County Department of Health for water and waste disposal systems, and are subject to consolidation requirements if the proposed septic system is determined to be inadequate for the existing soil conditions. The AR 2.5-P is proposed to be applied in the Route 2 - Skykomish corridor only where legally established subdivisions have set a parcel size pattern of less than 1 dwelling per acre.

#### **5.4 Two Methods to Buffer Commercial Forestry/Rural Residential**

Comprehensive Plan policy RL-202 calls for land uses adjacent to Forest Production Districts to be sited in such a manner as to prevent conflicts with commercial forestry. The AR-10 classification is one of two techniques proposed to buffer commercial forestry operations from rural residential activity in the valley. The use of larger (10 acre minimum) lots and designated setbacks, access and lot configuration standards will help control the impacts and nuisance claims that both activities can have on the other.

The other buffer technique being proposed is to use the Chief Joseph power line right of way as the northern border of the Route 2 Rural Area. The clear area underneath the right of way is wider than the set back requirements for AR-10, and as such eliminates the need for the AR-10 as a forestry buffer along its length. AR-5 zoning is proposed north of Route 2 and south of the powerline in those areas designated rural in the Comprehensive Plan.

### **6.0 Summary of Proposed Zoning Changes**

#### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

#### **G to F**

This zone change will protect the lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by lowering permitted residential density. This is consistent with Comprehensive Plan policies RL 101 and RL 103, which call for the conservation of lands where the principal and preferred land use will be resource management.

#### **SR to AR 2.5(P)**

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;



**3. Only the following uses are permitted:**

- A. A single family dwelling and accessory buildings and uses;
- B. Home occupations, as defined in chapter 21.23 of the King County Code;
- C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
- D. Primary processing of forest products grown on-site using only portable equipment;
- E. Forestry and natural resource research;
- F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
- G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
- H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;

**SR, F-R, or G to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

**FR or G to AR-5**

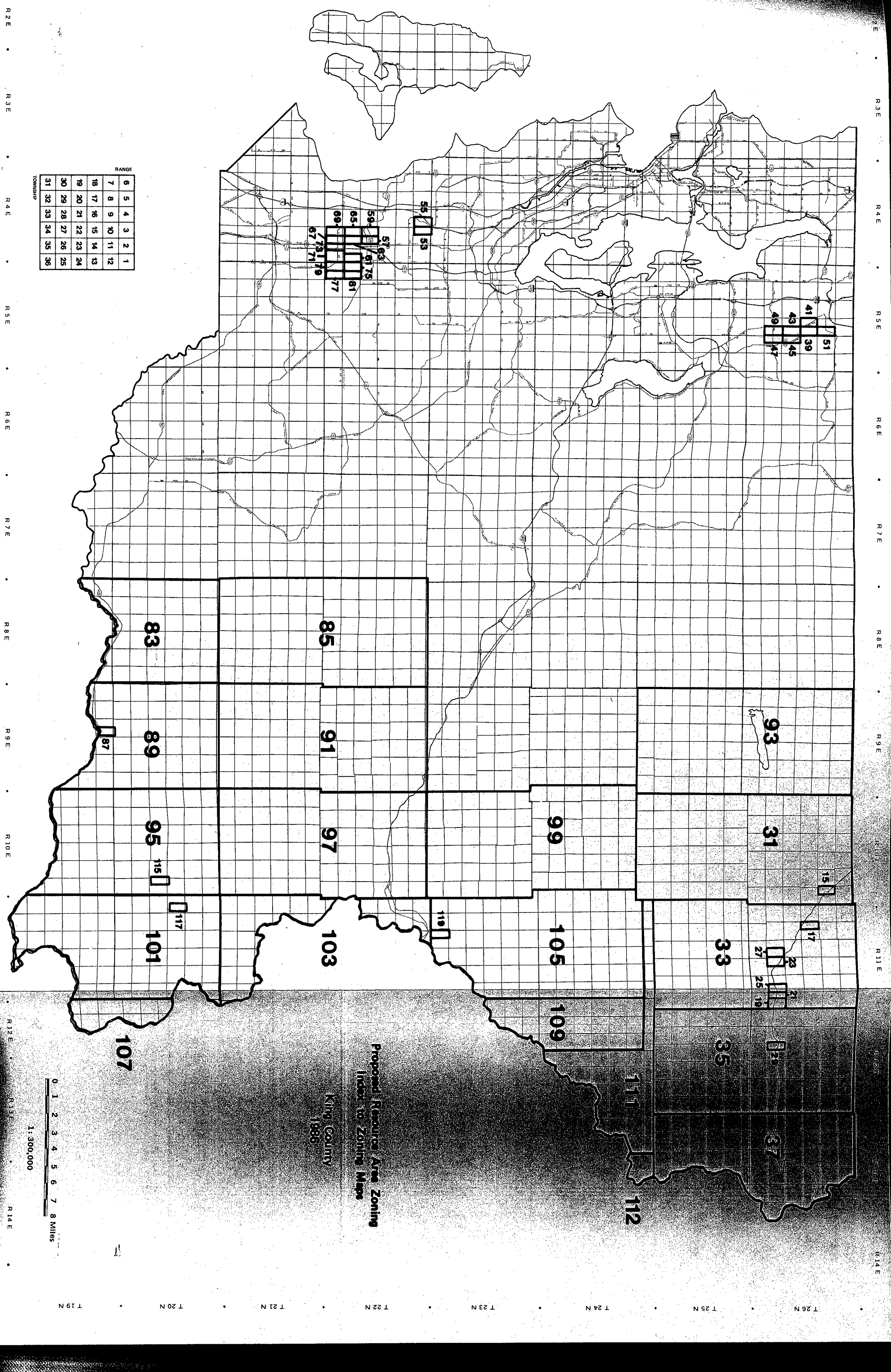
The AR-5 designation is the primary zone applied to areas designated Rural in the Comprehensive Plan. The zone gives equal preference to forestry, agricultural, and residential land uses, and allows for the presence of cottage industries.

**G to A-10**

This zone change is applied on those farmlands in the Sammamish Valley which did not receive the old Agriculture zone during the formation of the Northshore Community Plan. The G zoning was maintained so as not to affect the market value of lands whose development rights were being purchased by the King County Agriculture Program. The A-10 zone, which is applied in horticultural areas adjacent to residential land uses, allows for the sale of agricultural products grown on-site and is designed to protect the farm land owner from nuisance claims.

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.

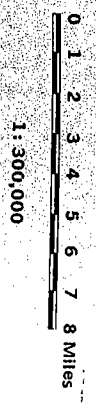


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T19N T20N T21N T22N T23N T24N T25N T26N

U.S. ROUTE 2/SKYKOMISH VALLEY

**G(SR) to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**F-R or G(SR) to AR-5**

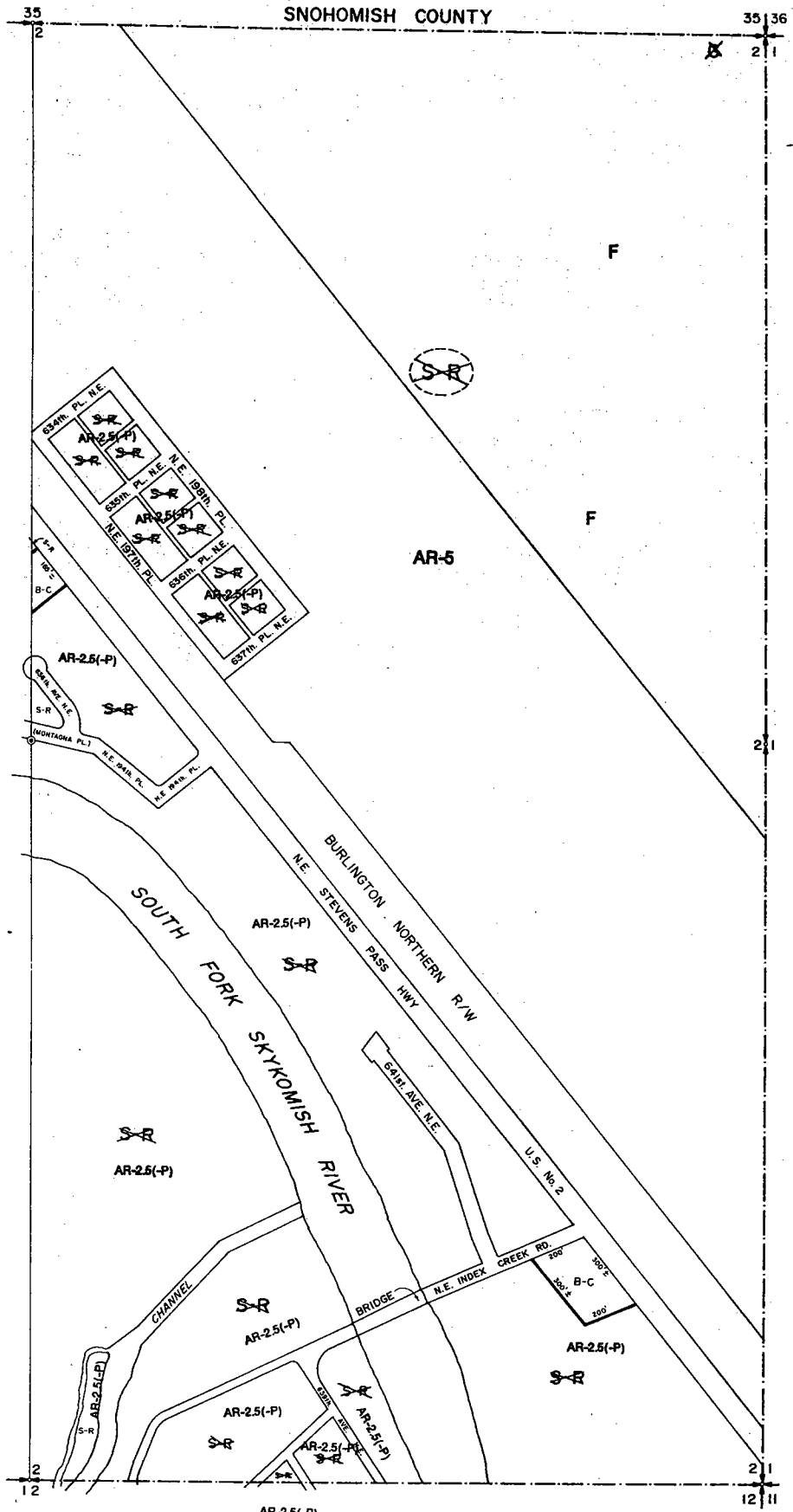
The AR-5 designation is the primary zone applied to areas designated Rural in the Comprehensive Plan. The zone gives equal preference to forestry, agricultural, and residential land uses, and allows for the presence of cottage industries.

**SR to AR-2.5(P)**

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;
3. Only the following uses are permitted:
  - A. A single family dwelling and accessory buildings and uses;
  - B. Home occupations, as defined in chapter 21.23 of the King County Code;
  - C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
  - D. Primary processing of forest products grown on-site using only portable equipment;
  - E. Forestry and natural resource research;
  - F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
  - G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
  - H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;



**F-R, or G(SR) to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

**SR to AR-2.5(P)**

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

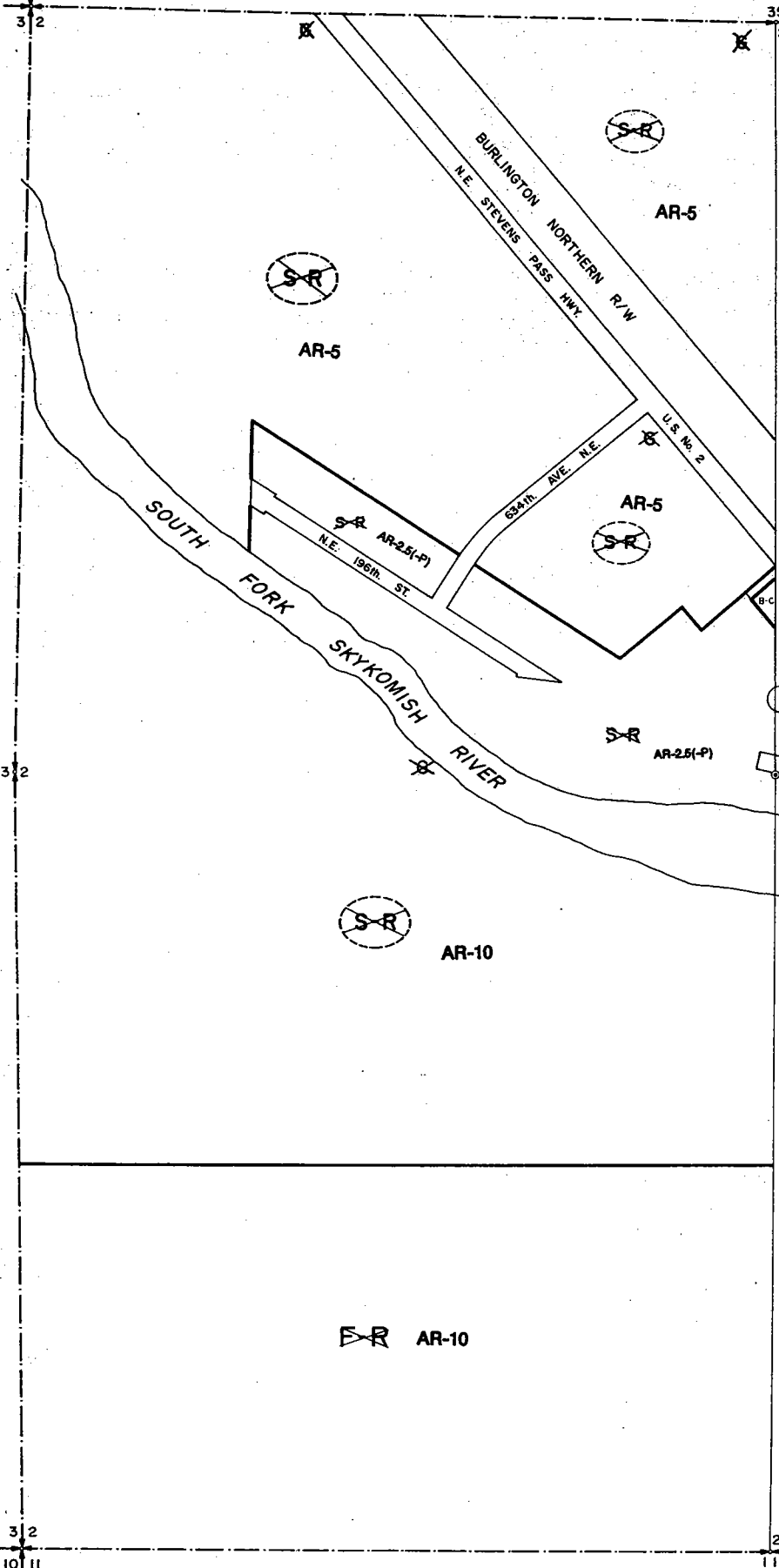
The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;
3. Only the following uses are permitted:
  - A. A single family dwelling and accessory buildings and uses;
  - B. Home occupations, as defined in chapter 21.23 of the King County Code;
  - C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
  - D. Primary processing of forest products grown on-site using only portable equipment;
  - E. Forestry and natural resource research;
  - F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
  - G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
  - H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;

**G(SR) to AR-5**

The AR-5 designation is the primary zone applied to areas designated Rural in the Comprehensive Plan. The zone gives equal preference to forestry, agricultural, and residential land uses, and allows for the presence of cottage industries.

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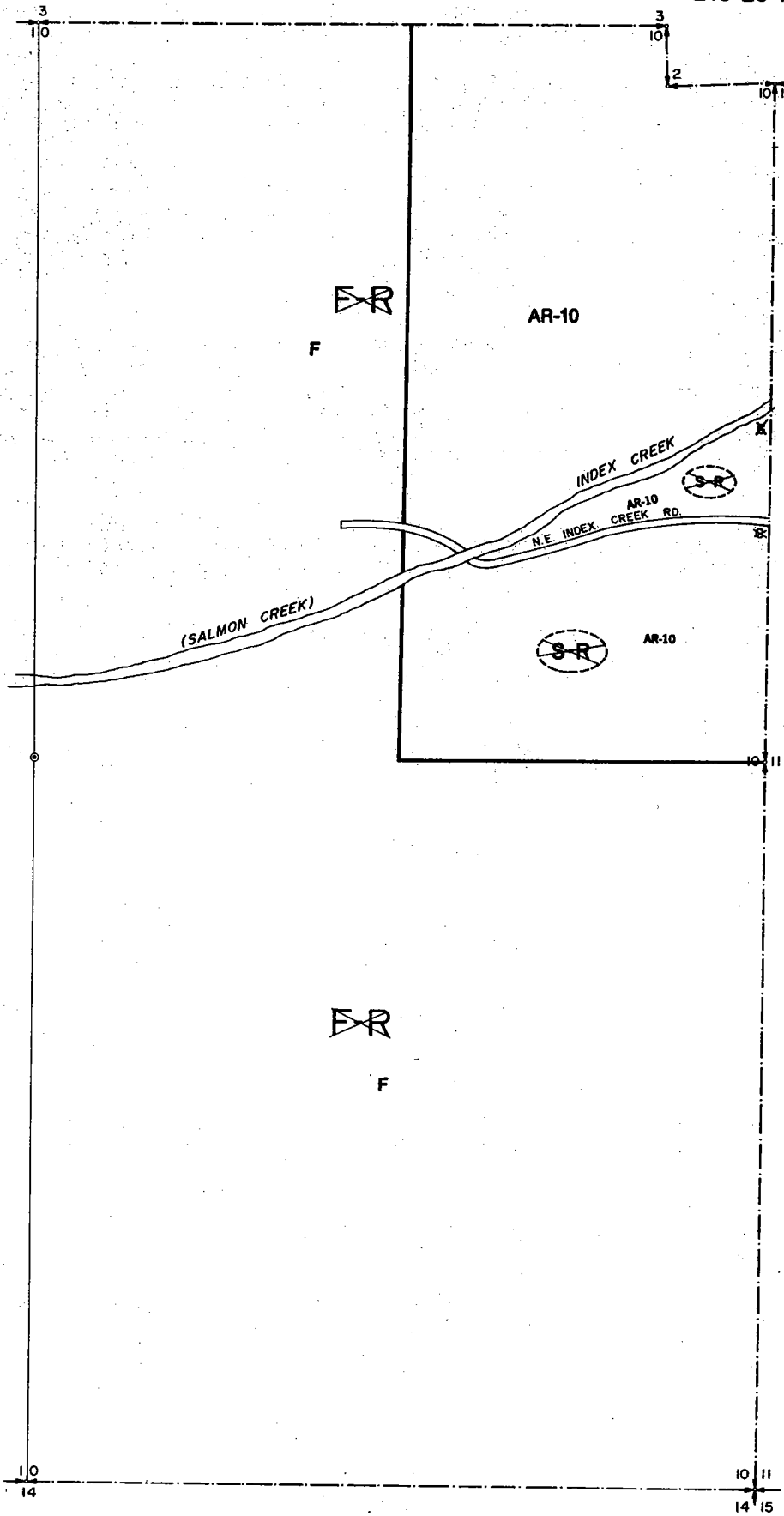
**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**G(SR) to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.





**F-R or G(SR) to AR-5**

The AR-5 designation is the primary zone applied to areas designated Rural in the Comprehensive Plan. The zone gives equal preference to forestry, agricultural, and residential land uses, and allows for the presence of cottage industries.

**F-R, or G(SR) to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

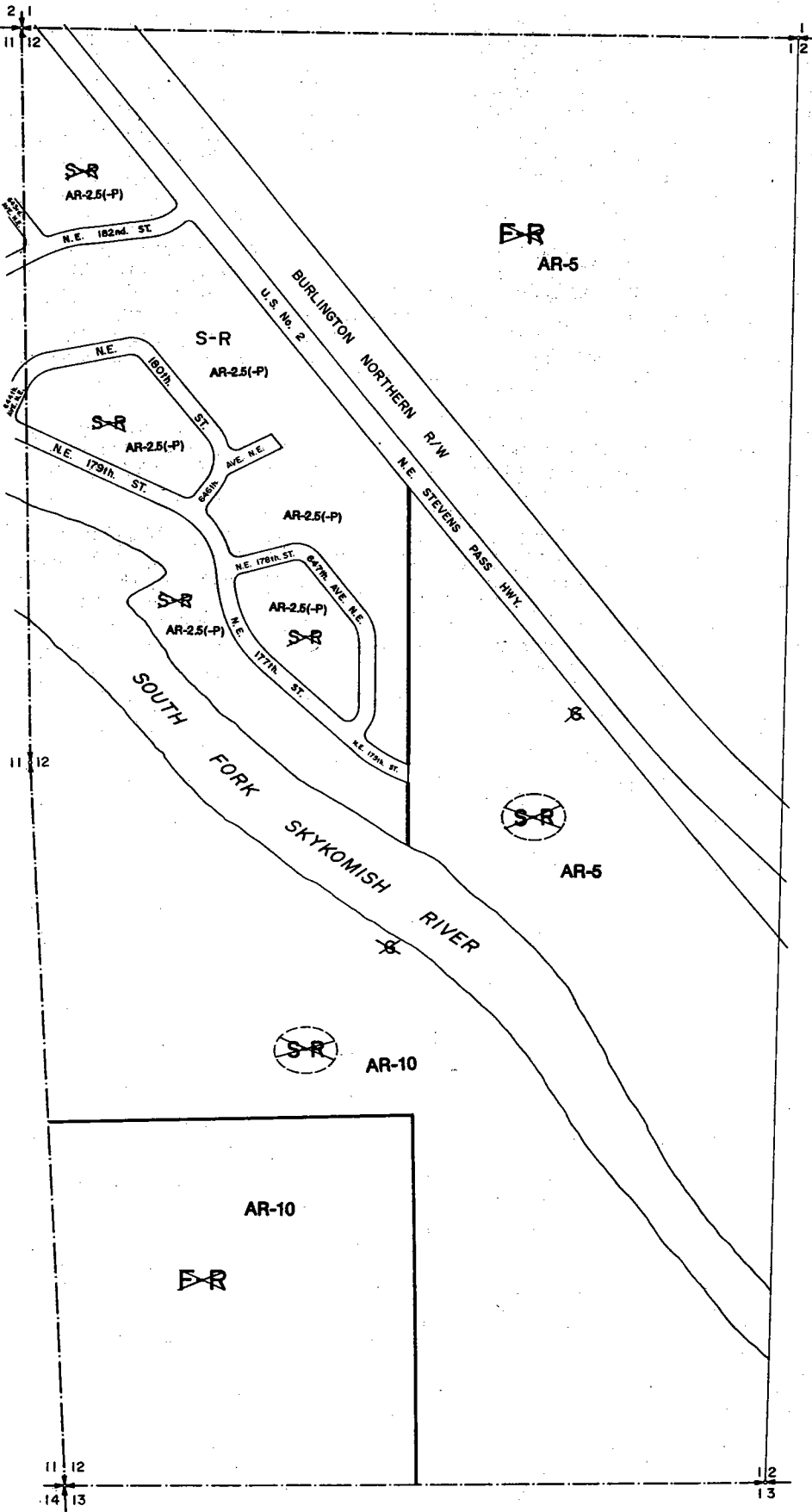
**SR to AR 2.5(P)**

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;
3. Only the following uses are permitted:
  - A. A single family dwelling and accessory buildings and uses;
  - B. Home occupations, as defined in chapter 21.23 of the King County Code;
  - C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
  - D. Primary processing of forest products grown on-site using only portable equipment;
  - E. Forestry and natural resource research;
  - F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
  - G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
  - H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;

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W12-26-10

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**SR to AR-2.5(P)**

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;
3. Only the following uses are permitted:
  - A. A single family dwelling and accessory buildings and uses;
  - B. Home occupations, as defined in chapter 21.23 of the King County Code;
  - C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
  - D. Primary processing of forest products grown on-site using only portable equipment;
  - E. Forestry and natural resource research;
  - F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
  - G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
  - H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;

**F-R to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

**G(SR) to AR-5**

The AR-5 designation is the primary zone applied to areas designated Rural in the Comprehensive Plan. The zone gives equal preference to forestry, agricultural, and residential land uses, and allows for the presence of cottage industries.

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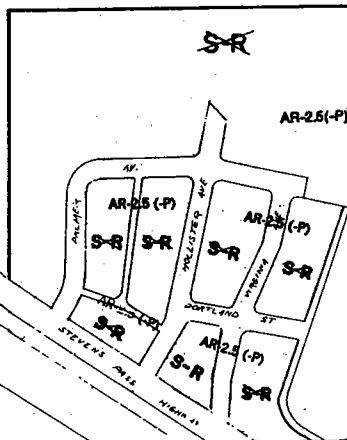
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AR-5



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**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**SR to AR-2.5(P)**

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

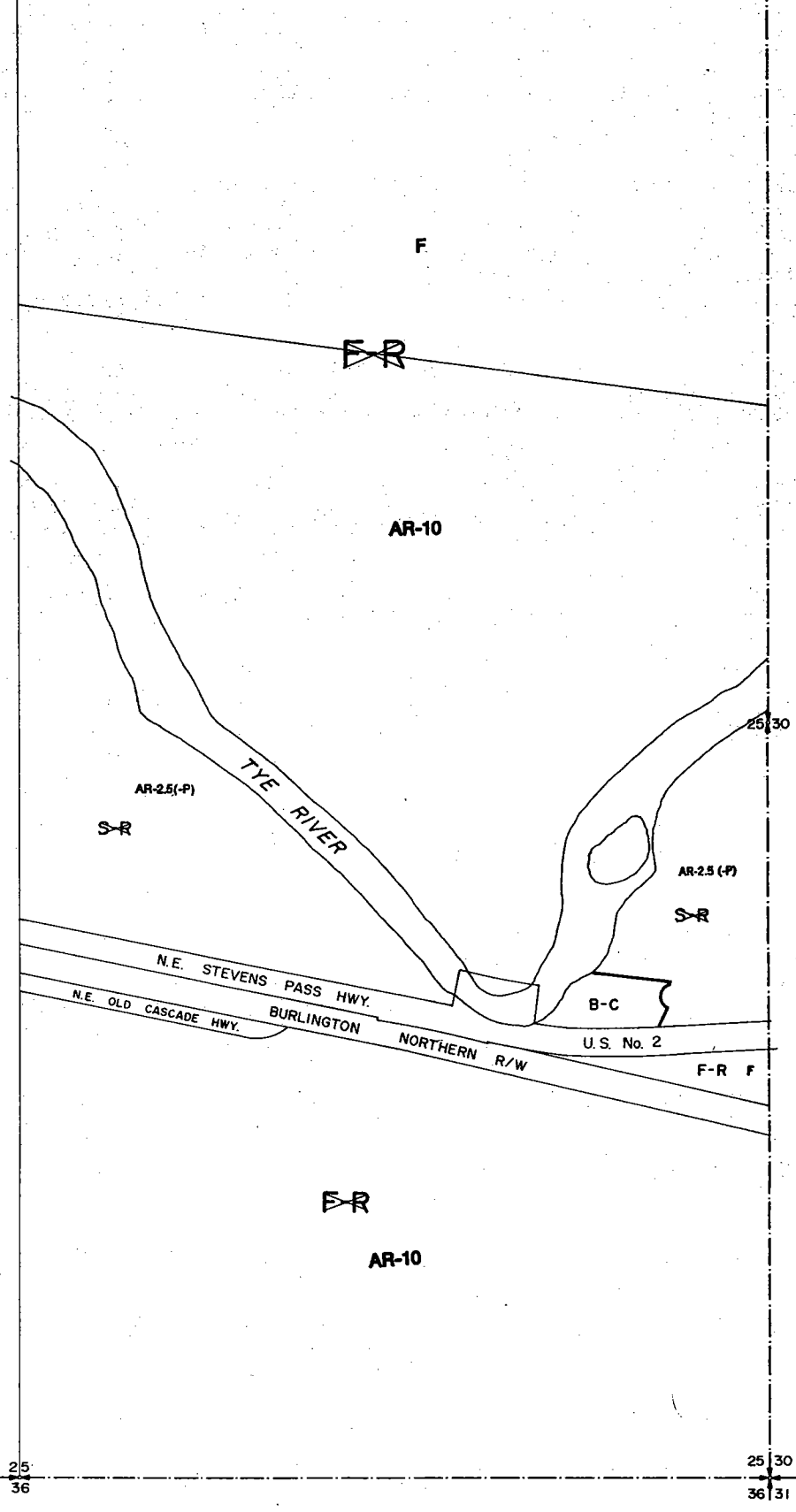
1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;
3. Only the following uses are permitted:
  - A. A single family dwelling and accessory buildings and uses;
  - B. Home occupations, as defined in chapter 21.23 of the King County Code;
  - C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
  - D. Primary processing of forest products grown on-site using only portable equipment;
  - E. Forestry and natural resource research;
  - F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
  - G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
  - H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;

**F-R, to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

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**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**SR to AR-2.5(P)**

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;
3. Only the following uses are permitted:
  - A. A single family dwelling and accessory buildings and uses;
  - B. Home occupations, as defined in chapter 21.23 of the King County Code;
  - C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
  - D. Primary processing of forest products grown on-site using only portable equipment;
  - E. Forestry and natural resource research;
  - F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
  - G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
  - H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;

**F-R to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

**F-R or G(SR) to AR-5**

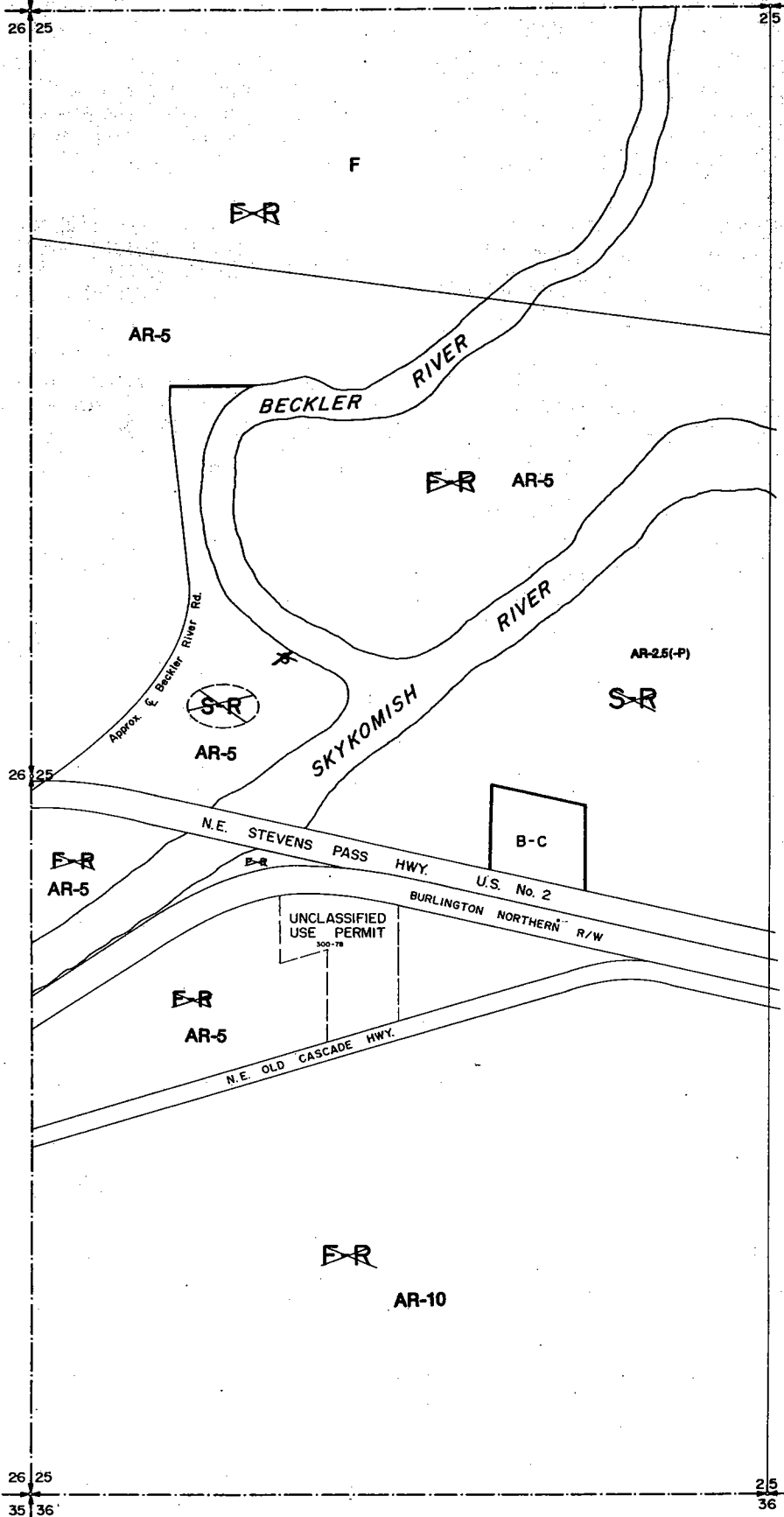
The AR-5 designation is the primary zone applied to areas designated Rural in the Comprehensive Plan. The zone gives equal preference to forestry, agricultural, and residential land uses, and allows for the presence of cottage industries.



W25-26-II

23 | 24  
26 | 25

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35 | 36

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W25-26-II

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**F-R to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

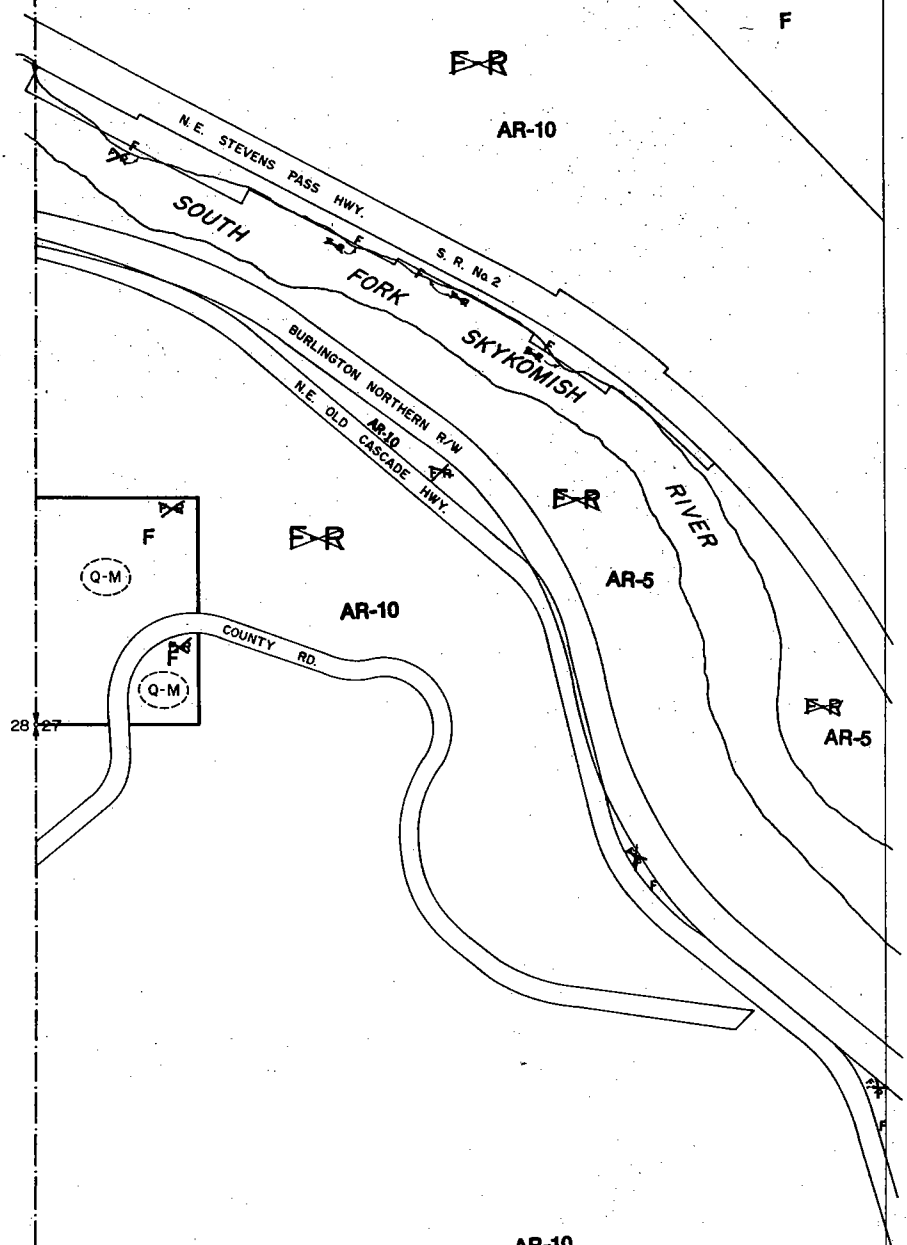
**F-R to AR-5**

The AR-5 designation is the primary zone applied to areas designated Rural in the Comprehensive Plan. The zone gives equal preference to forestry, agricultural, and residential land uses, and allows for the presence of cottage industries.

21 22  
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W27-26-11

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28 27  
33 34

W27-26-11

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**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**G(SR) to AR-2.5(P)**

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

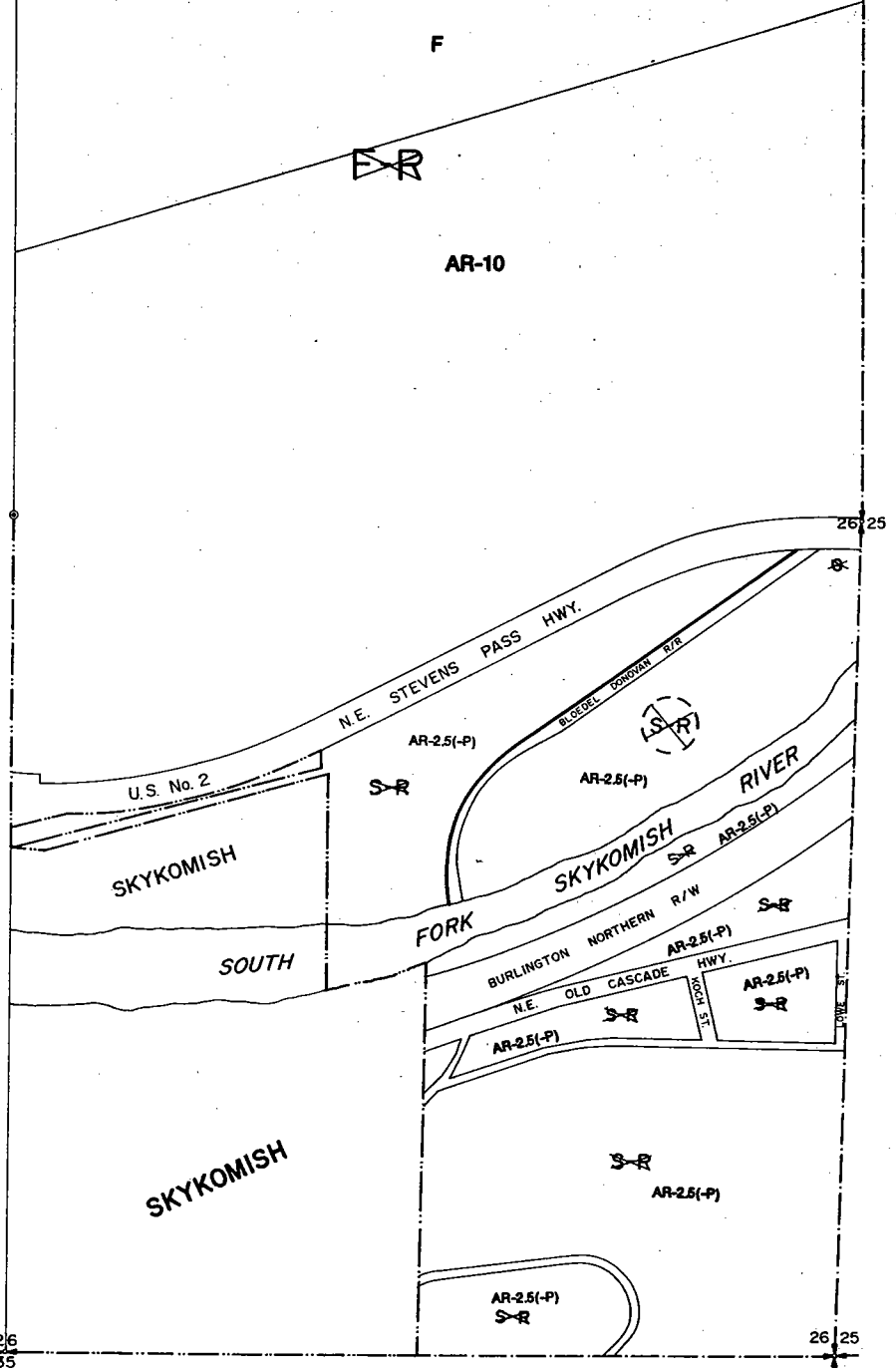
1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;
3. Only the following uses are permitted:
  - A. A single family dwelling and accessory buildings and uses;
  - B. Home occupations, as defined in chapter 21.23 of the King County Code;
  - C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
  - D. Primary processing of forest products grown on-site using only portable equipment;
  - E. Forestry and natural resource research;
  - F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
  - G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
  - H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;

**F-R to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

23  
26

23 24  
26 25



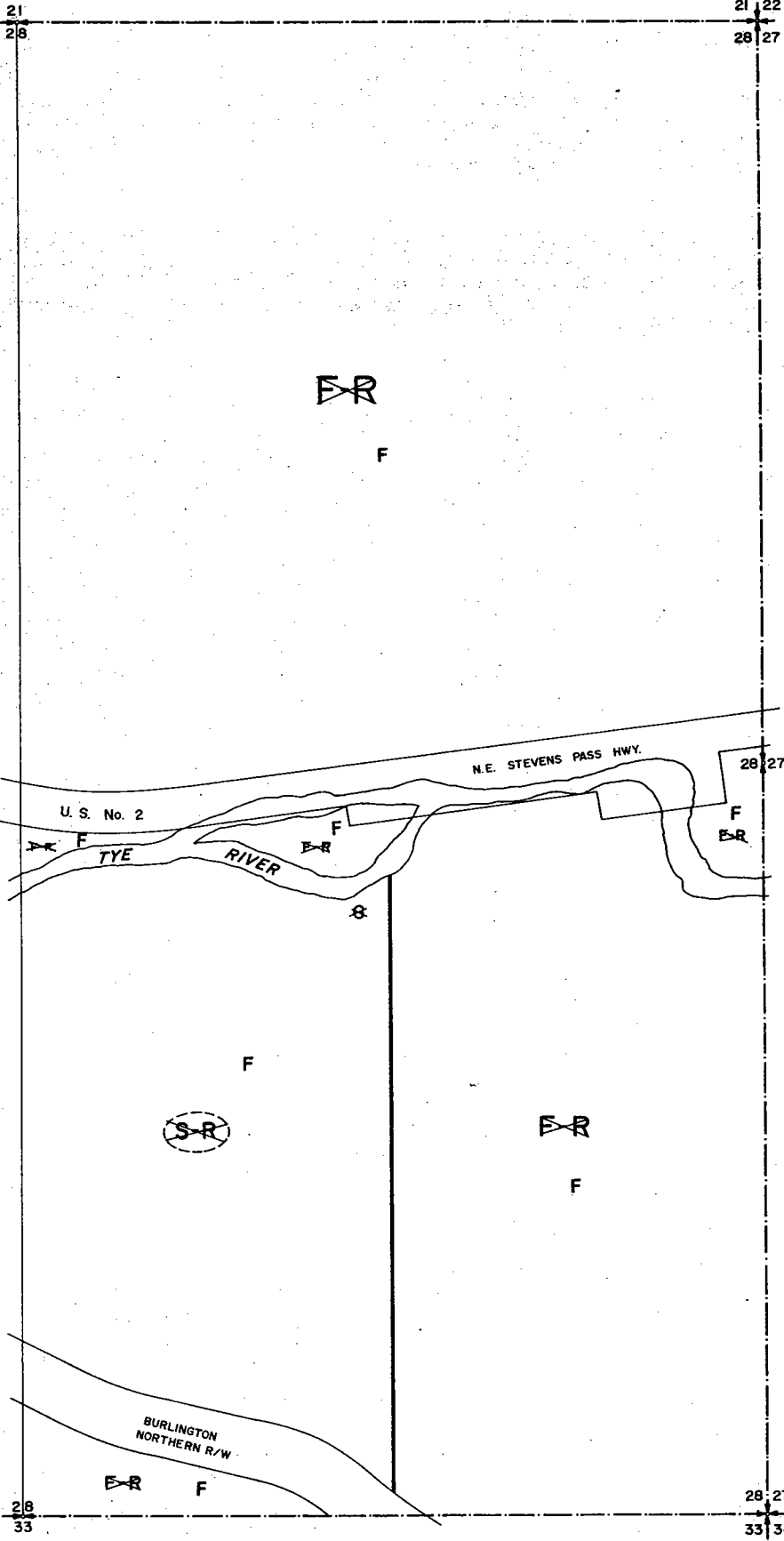
**E 28-26-12**

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**G(SR) to F**

This zone change will protect the lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by lowering permitted residential density. This is consistent with Comprehensive Plan policies RL 101 and RL 103, which call for the conservation of lands where the principal and preferred land use will be resource management.



**W 28-26-12**

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**G(SR) to F**

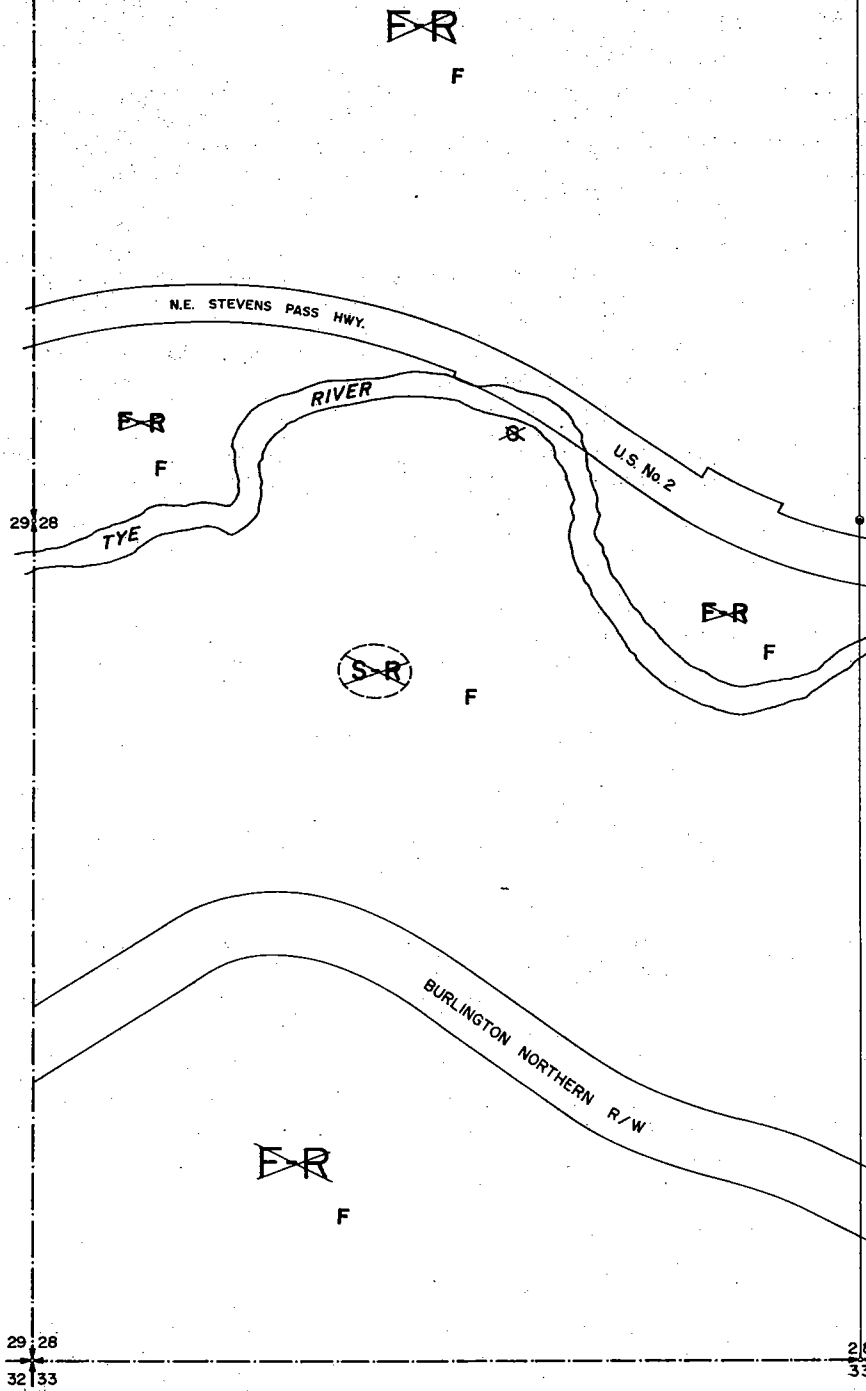
This zone change will protect the lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by lowering permitted residential density. This is consistent with Comprehensive Plan policies RL 101 and RL 103, which call for the conservation of lands where the principal and preferred land use will be resource management.



W28-26-12

20 21  
29 28

21  
28



W 28-26-12

## 26-10

### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

### **G(SR) to F**

This zone change will protect the lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by lowering permitted residential density. This is consistent with Comprehensive Plan policies RL 101 and RL 103, which call for the conservation of lands where the principal and preferred land use will be resource management.

### **SR to AR-2.5(P)**

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;
3. Only the following uses are permitted:
  - A. A single family dwelling and accessory buildings and uses;
  - B. Home occupations, as defined in chapter 21.23 of the King County Code;
  - C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
  - D. Primary processing of forest products grown on-site using only portable equipment;
  - E. Forestry and natural resource research;
  - F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
  - G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
  - H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;

### **G(SR) to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

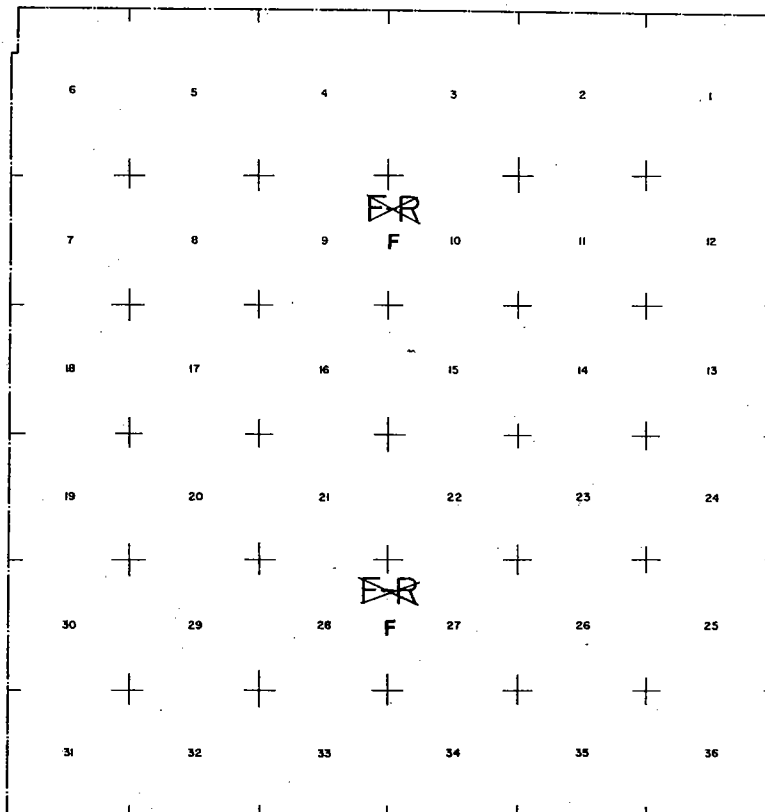
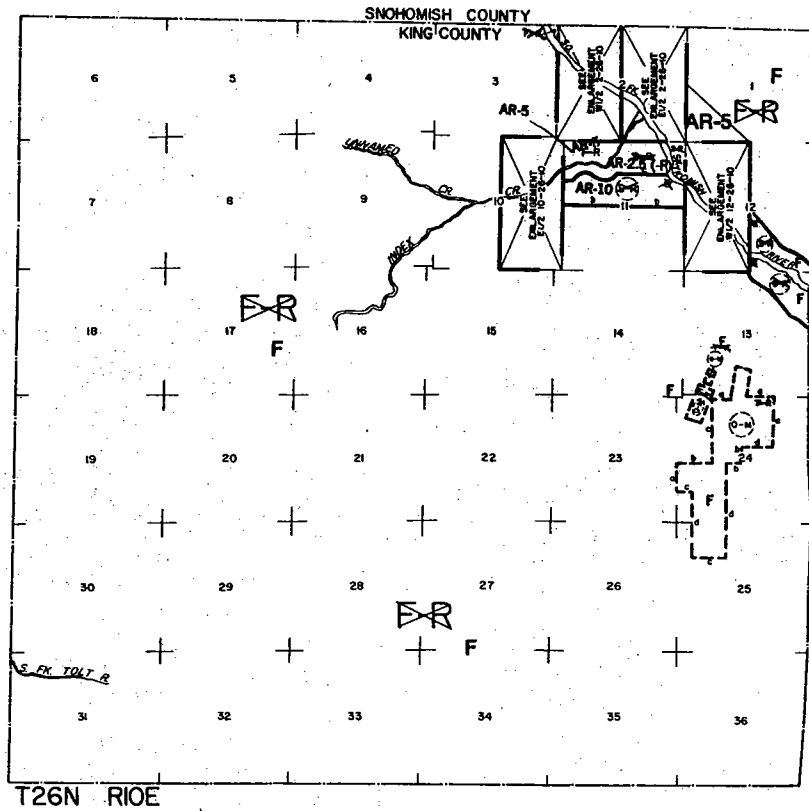
### **F-R to AR-5**

The AR-5 designation is the primary zone applied to areas designated Rural in the Comprehensive Plan. The zone gives equal preference to forestry, agricultural, and residential land uses, and allows for the presence of cottage industries.

## 25-10

### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



**T25N R10E**  
KING COUNTY ZONING MAP ORD. 25789  
SCALE: 2 INCHES=1 MILE

SECTION LINE     ZONE BOUNDARY  
1/4 LINE     b (Cf. Sec Line) SECTION CORNER  
1/2 LINE     c  
3/4 LINE     d

T. 26N., R. 10E. and T. 25N., R. 10E.

OCT. 1979

## 26-11

### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

### **F-R to AR-10**

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

### **G(SR) to AR-5**

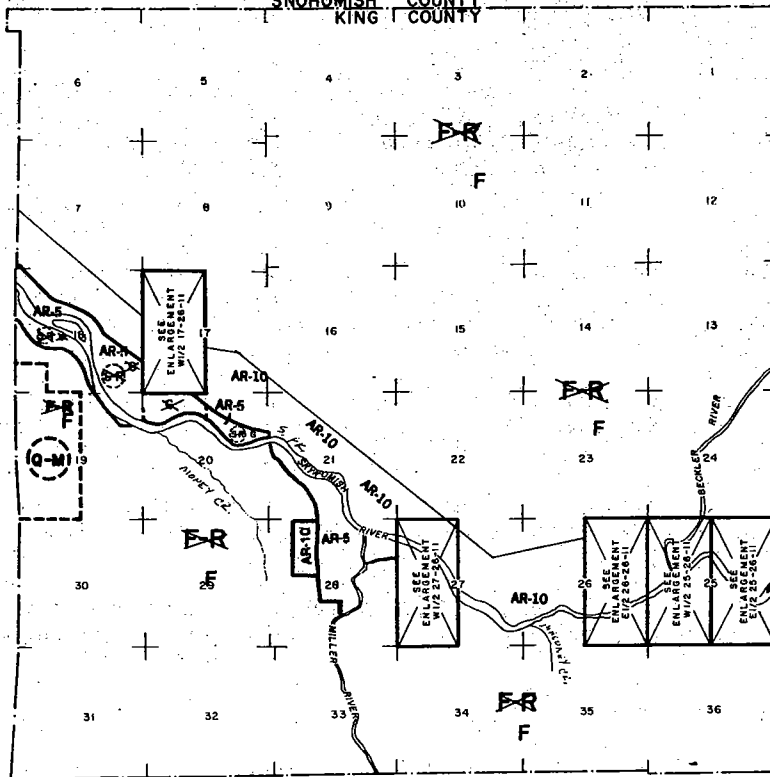
The AR-5 designation is the primary zone applied to areas designated Rural in the Comprehensive Plan. The zone gives equal preference to forestry, agricultural, and residential land uses, and allows for the presence of cottage industries.

## 25-11

### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

SNOHOMISH COUNTY  
KING COUNTY

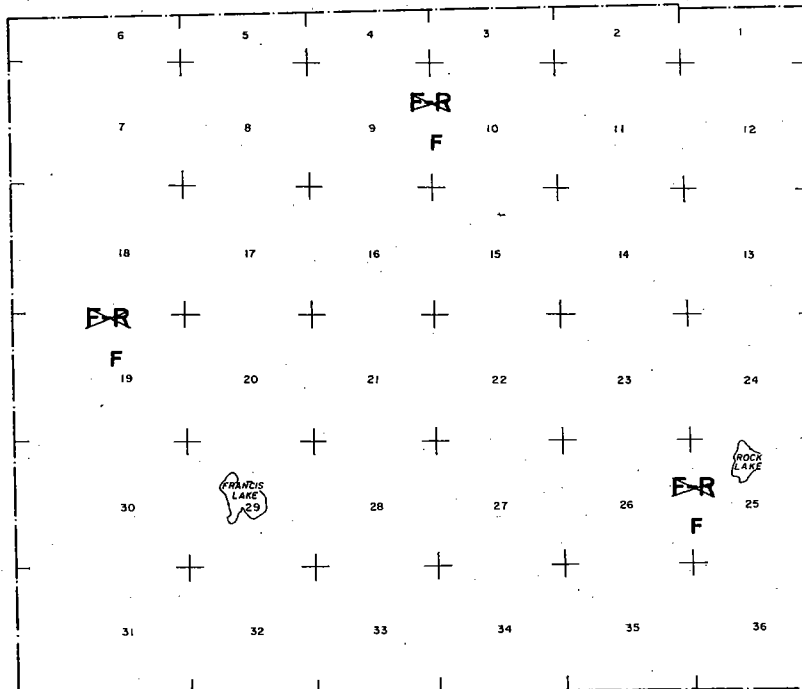


**T26N R1E**  
KING COUNTY ZONING MAP ORD. 28789  
SCALE: INCHES=1 MILE

SECTION LINE a  
1/4 LINE b (Ch. Sec. Line)  
1/16 LINE c  
1/64 LINE d

FLOOD HAZARD BOUNDARY  
SLIDE HAZARD BOUNDARY  
ZONE BOUNDARY  
SECTION CORNER

FWS  
SHS  
+



**T25N R1E**  
KING COUNTY ZONING MAP ORD. 28789  
SCALE: INCHES=1 MILE

SECTION LINE a  
1/4 LINE b (Ch. Sec. Line)  
1/16 LINE c  
1/64 LINE d

FLOOD HAZARD BOUNDARY  
SLIDE HAZARD BOUNDARY  
ZONE BOUNDARY  
SECTION CORNER

FWS  
SHS  
+

T. 26 N., R. 1 E. and T. 25 N., R. 1 E.

## 26-12

### F-R to F

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

### SR to AR-2.5(P)

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;
3. Only the following uses are permitted:
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  - B. Home occupations, as defined in chapter 21.23 of the King County Code;
  - C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
  - D. Primary processing of forest products grown on-site using only portable equipment;
  - E. Forestry and natural resource research;
  - F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
  - G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
  - H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;

### F-R, to AR-10

The AR-10 designation is applied in those areas adjacent to commercial forestry operations. Although residences are allowed in the AR zone, forestry will remain a preferred use. The combination of large lot zoning and setback requirements serve to create a buffer between forestry operations and higher density residential development.

### G(SR) to AR-5

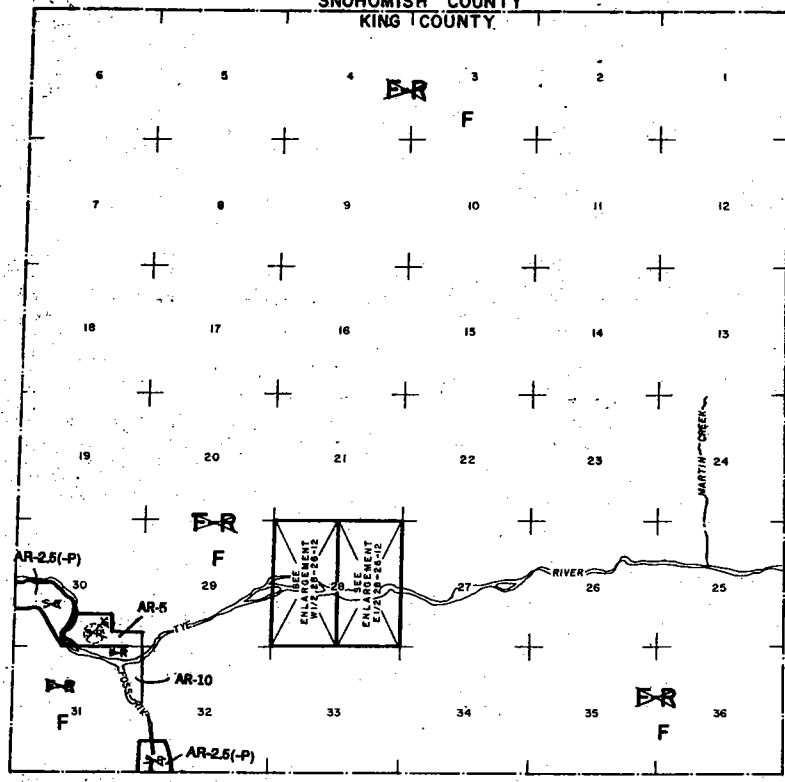
The AR-5 designation is the primary zone applied to areas designated Rural in the Comprehensive Plan. The zone gives equal preference to forestry, agricultural, and residential land uses, and allows for the presence of cottage industries.

## 25-12

### F-R to F

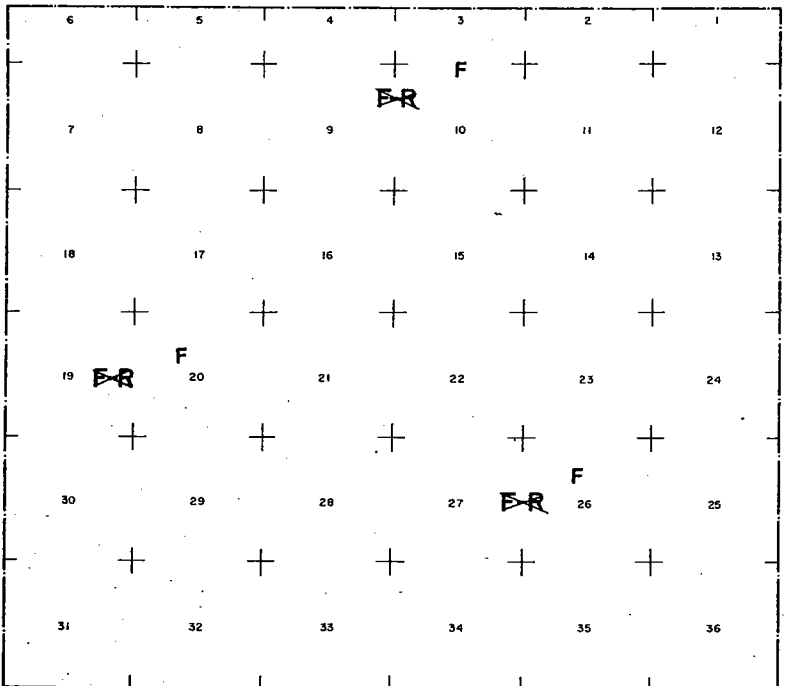
This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

SNOHOMISH COUNTY  
KING COUNTY



T26N R12E

SECTION LINE	a	FLOOD HAZARD BOUNDARY	FWB
1/4 LINE	b (Ctr. Sec. Line)	SLIDE HAZARD BOUNDARY	SHB
1/16 LINE	c	ZONE BOUNDARY	ZB
1/64 LINE	d	SECTION CORNER	+



T25N R12E

SECTION LINE	a	FLOOD HAZARD BOUNDARY	FWB
1/4 LINE	b (Ctr. Sec. Line)	SLIDE HAZARD BOUNDARY	SHB
1/16 LINE	c	ZONE BOUNDARY	ZB
1/64 LINE	d	SECTION CORNER	+

T. 26 N., R. 12 E. and T. 25 N., R. 12 E.

## 26-13

### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

### **G(SR) to F**

This zone change will protect the lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by lowering permitted residential density. This is consistent with Comprehensive Plan policies RL 101 and RL 103, which call for the conservation of lands where the principal and preferred land use will be resource management.

### **SR to AR-2.5(P)**

This zone change replaces the Suburban Residential zoning classification with one that more appropriately reflects the rural nature of the districts in which it is applied. The density of one dwelling per 2.5 acres recognizes the existing lot patterns on the legal subdivisions on which the zone is applied. Legally created existing parcels smaller than 2.5 acres may be developed if adequacy of water and sewage facilities is demonstrated to the Seattle/King County Department of Public Health.

The "vacation home" nature of these subdivisions is not compatible with the full range of permitted uses of the AR 2.5 zone. To protect the unique nature of these existing subdivisions, the area zoning establishes the following P-suffix conditions (pursuant to KCC 21.46):

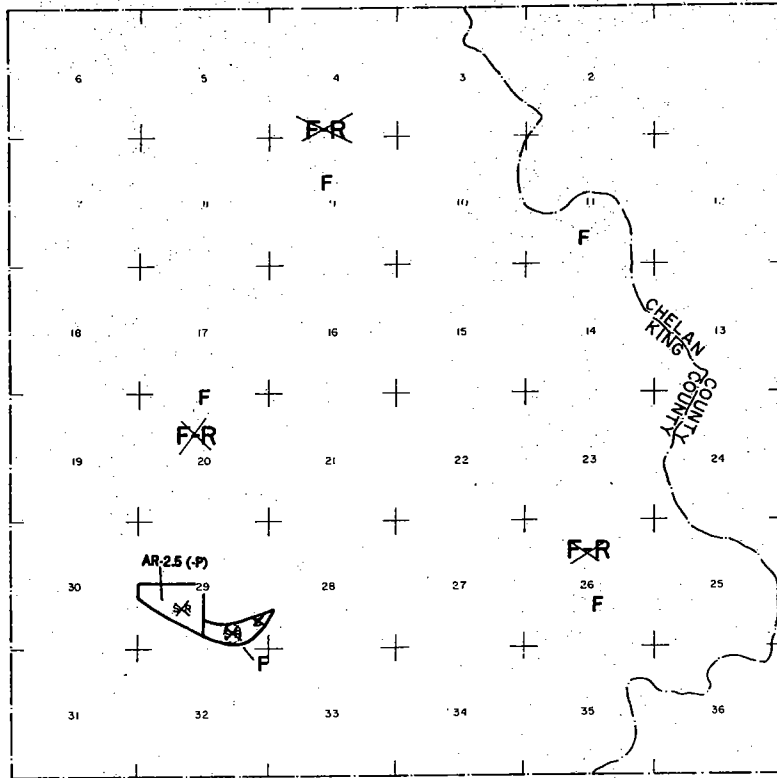
1. The owner of a legally created lot which does not meet the minimum lot size and width restrictions of the zone may develop one residential dwelling unit provided that the site has a sewage disposal plan approved by the Health Department;
2. The Health Department may set a minimum lot size greater than 2.5 acres in instances where soil conditions cannot meet their standards or absorb the cumulative impacts of on-site sewage disposal on water resources;
3. Only the following uses are permitted:
  - A. A single family dwelling and accessory buildings and uses;
  - B. Home occupations, as defined in chapter 21.23 of the King County Code;
  - C. Forest Practices, limited to the felling, cutting, and primary processing of trees grown on-site;
  - D. Primary processing of forest products grown on-site using only portable equipment;
  - E. Forestry and natural resource research;
  - F. Wildlife and fish propagation and management including any associated buildings, facilities, and improvements consistent with the purpose of the zone;
  - G. Outdoor recreation facilities such as primitive campsites, trails, trailheads, and warming huts (but excluding recreational vehicle parks and developed campsites with utility hook-ups);
  - H. Public utility facilities necessary for the distribution and transmission of services for the area or which require a location in that area;

## 25-13

### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

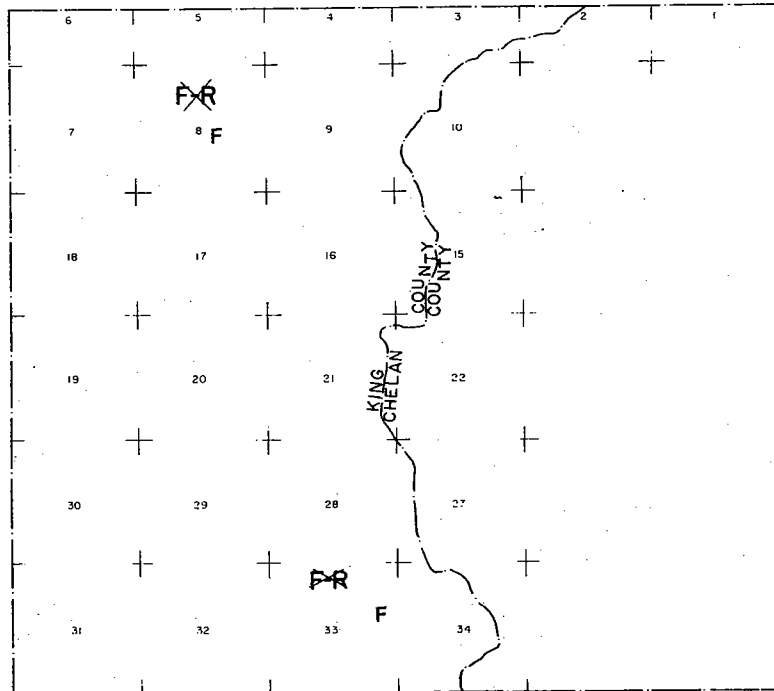




**T26N R13E**  
 KING COUNTY ZONING MAP ORD. 25789  
 SCALE: 2 INCHES=1 MILE

SECTION LINE a  
 1/4 LINE b (Ctr. Sec. Line)  
 1/16 LINE c  
 1/64 LINE d

FLOOD HAZARD BOUNDARY FHB  
 SLIDE HAZARD BOUNDARY SHB  
 ZONE BOUNDARY  
 SECTION CORNER



**T25N R13E**  
 KING COUNTY ZONING MAP ORD. 25789  
 SCALE: 2 INCHES=1 MILE

SECTION LINE a  
 1/4 LINE b (Ctr. Sec. Line)  
 1/16 LINE c  
 1/64 LINE d

FLOOD HAZARD BOUNDARY FHB  
 SLIDE HAZARD BOUNDARY SHB  
 ZONE BOUNDARY  
 SECTION CORNER

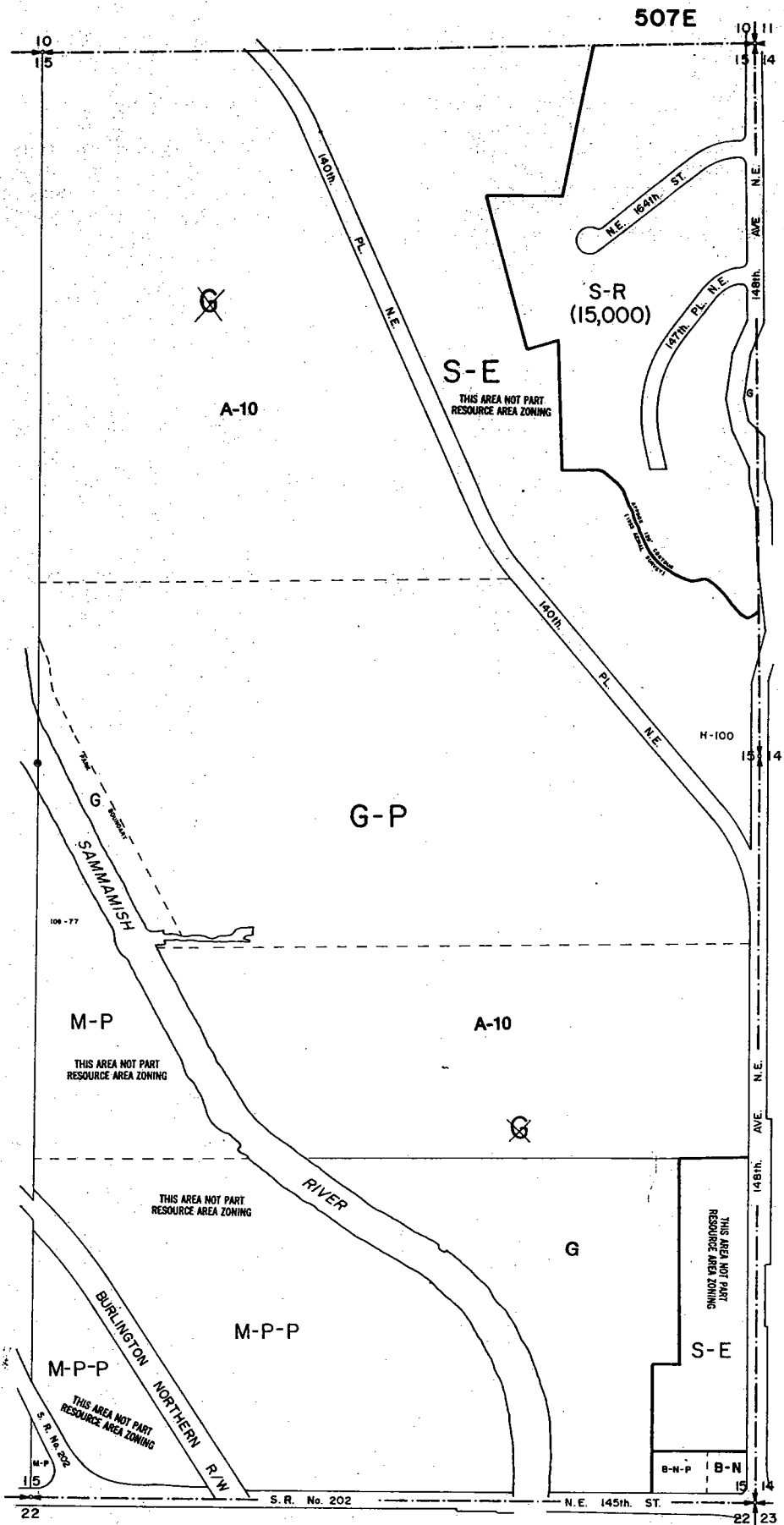
T. 26 N., R. 13 E. and T. 25 N., R. 13 E.

**SAMMAMISH VALLEY (NORTHSHORE) AGRICULTURE AREA**

**E 15-26-5**

**G to A-10**

This zone change is applied on those farmlands in the Sammamish Valley which did not receive the old Agriculture zone during the formation of the Northshore Community Plan. The G zoning was maintained so as not to affect the market value of lands whose development rights were being purchased by the King County Agriculture Program. The A-10 zone, which is applied in horticultural areas adjacent to residential land uses, allows for the sale of agricultural products grown on-site and is designed to protect the farm land owner from nuisance claims.

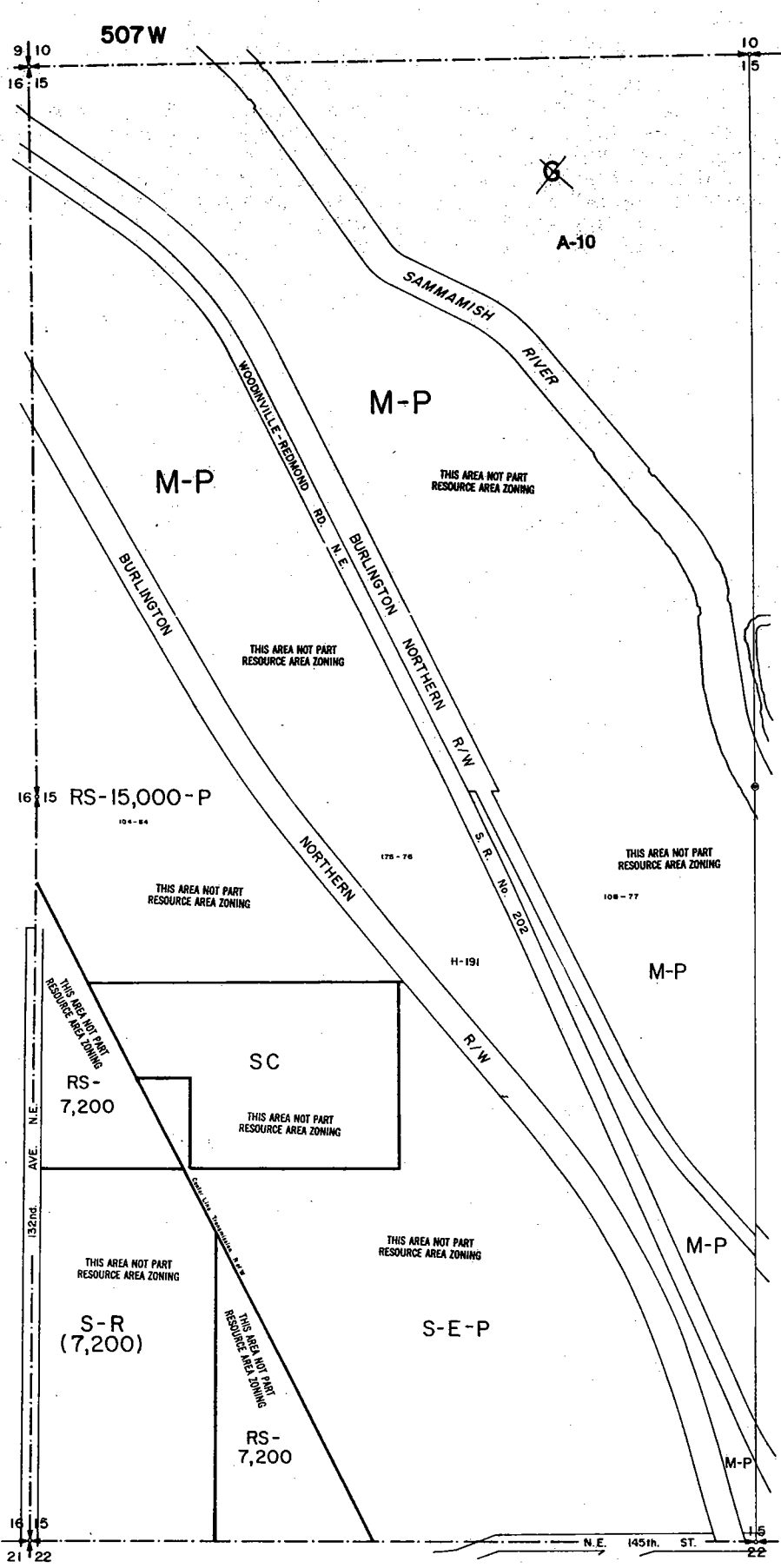


E15-26-5

**W 15-26-5**

**G to A-10**

This zone change is applied on those farmlands in the Sammamish Valley which did not receive the old Agriculture zone during the formation of the Northshore Community Plan. The G zoning was maintained so as not to affect the market value of lands whose development rights were being purchased by the King County Agriculture Program. The A-10 zone, which is applied in horticultural areas adjacent to residential land uses, allows for the sale of agricultural products grown on-site and is designed to protect the farm land owner from nuisance claims.

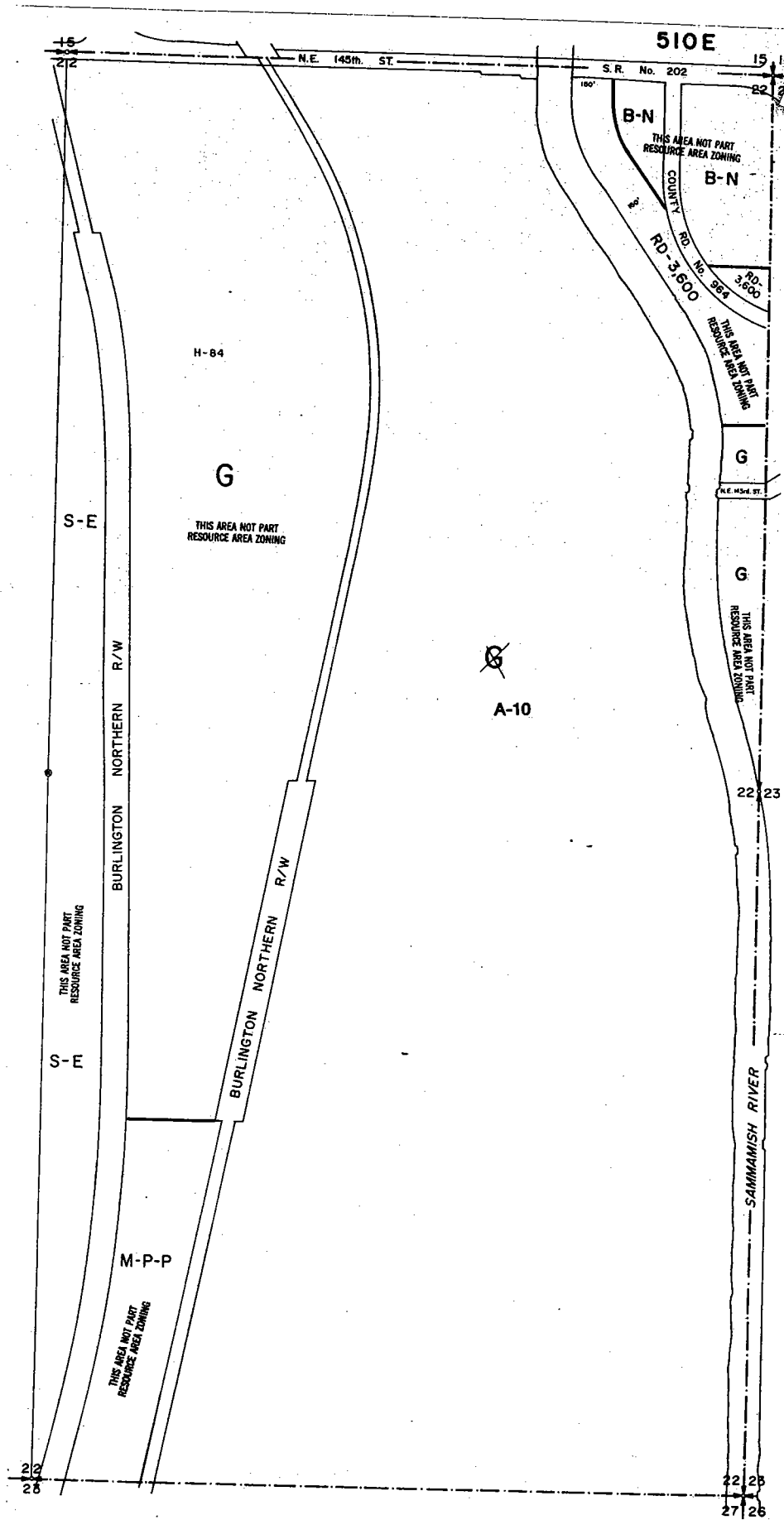


W15-26-5

E 22-26-5

**G to A-10**

This zone change is applied on those farmlands in the Sammamish Valley which did not receive the old Agriculture zone during the formation of the Northshore Community Plan. The G zoning was maintained so as not to affect the market value of lands whose development rights were being purchased by the King County Agriculture Program. The A-10 zone, which is applied in horticultural areas adjacent to residential land uses, allows for the sale of agricultural products grown on-site and is designed to protect the farm land owner from nuisance claims.

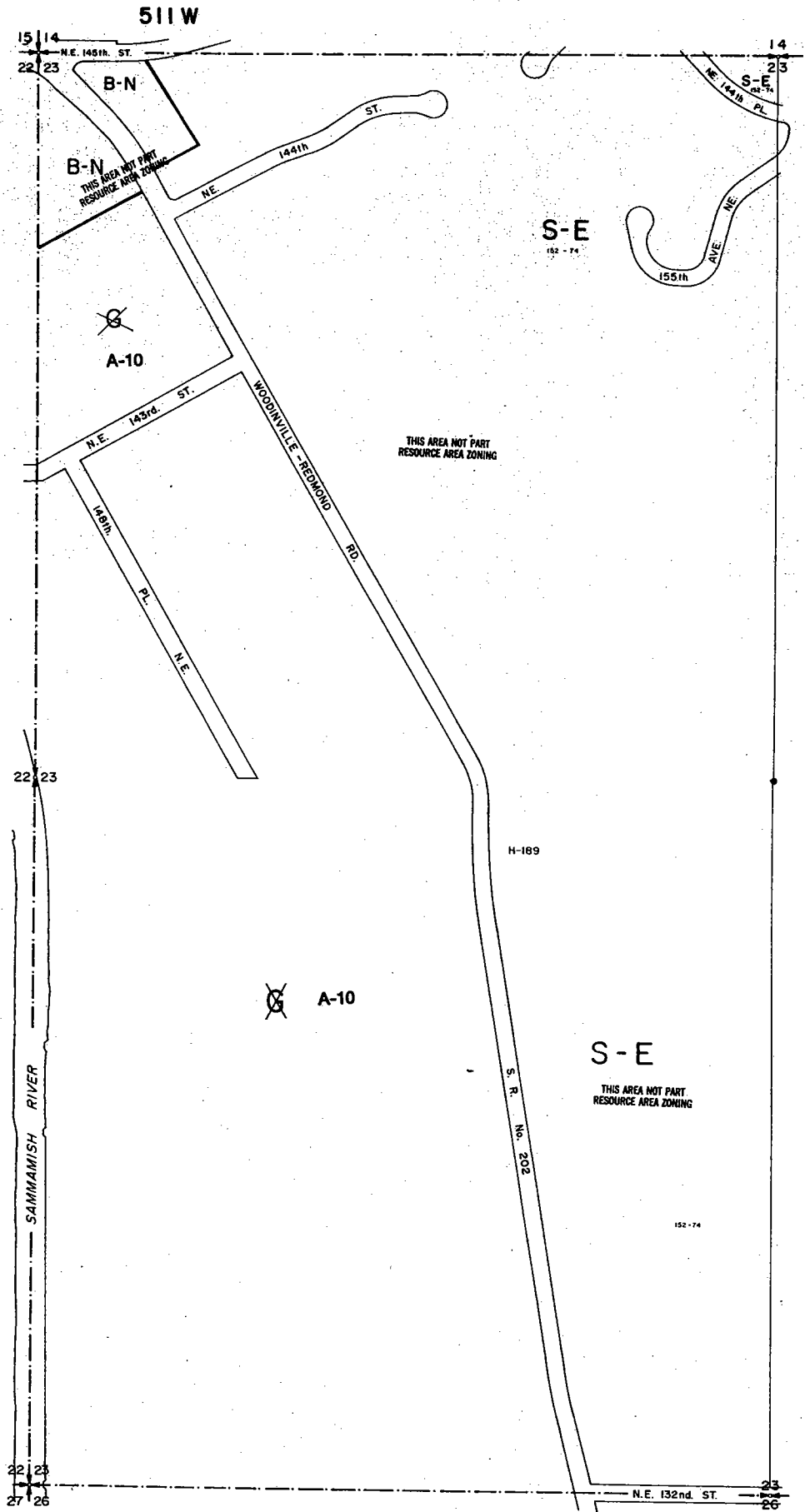




**W 23-26-5**

**G to A-10**

This zone change is applied on those farmlands in the Sammamish Valley which did not receive the old Agriculture zone during the formation of the Northshore Community Plan. The G zoning was maintained so as not to affect the market value of lands whose development rights were being purchased by the King County Agriculture Program. The A-10 zone, which is applied in horticultural areas adjacent to residential land uses, allows for the sale of agricultural products grown on-site and is designed to protect the farm land owner from nuisance claims.

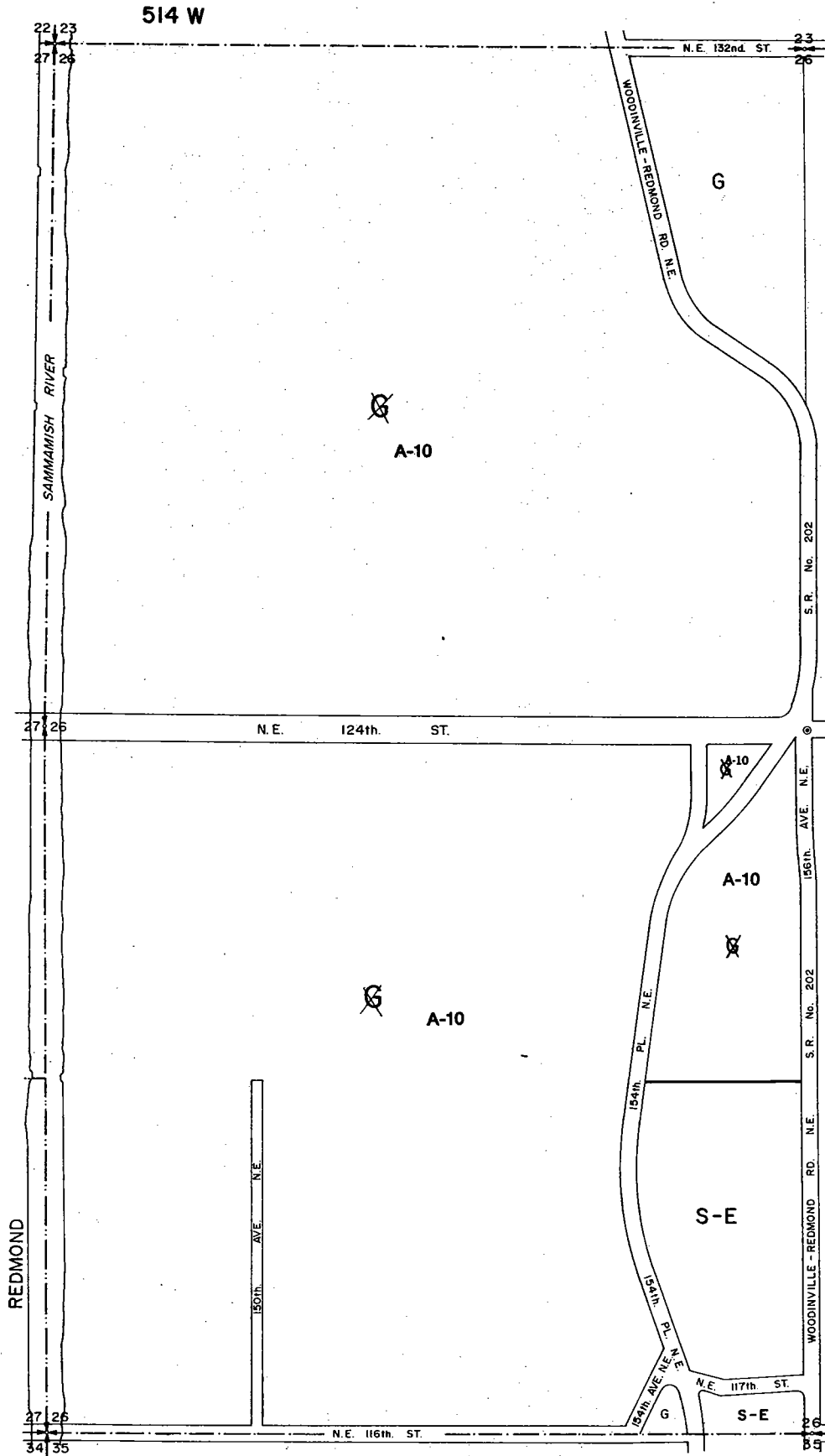


W23-26-5

**W 26-26-5**

**G to A-10**

This zone change is applied on those farmlands in the Sammamish Valley which did not receive the old Agriculture zone during the formation of the Northshore Community Plan. The G zoning was maintained so as not to affect the market value of lands whose development rights were being purchased by the King County Agriculture Program. The A-10 zone, which is applied in horticultural areas adjacent to residential land uses, allows for the sale of agricultural products grown on-site and is designed to protect the farm land owner from nuisance claims.



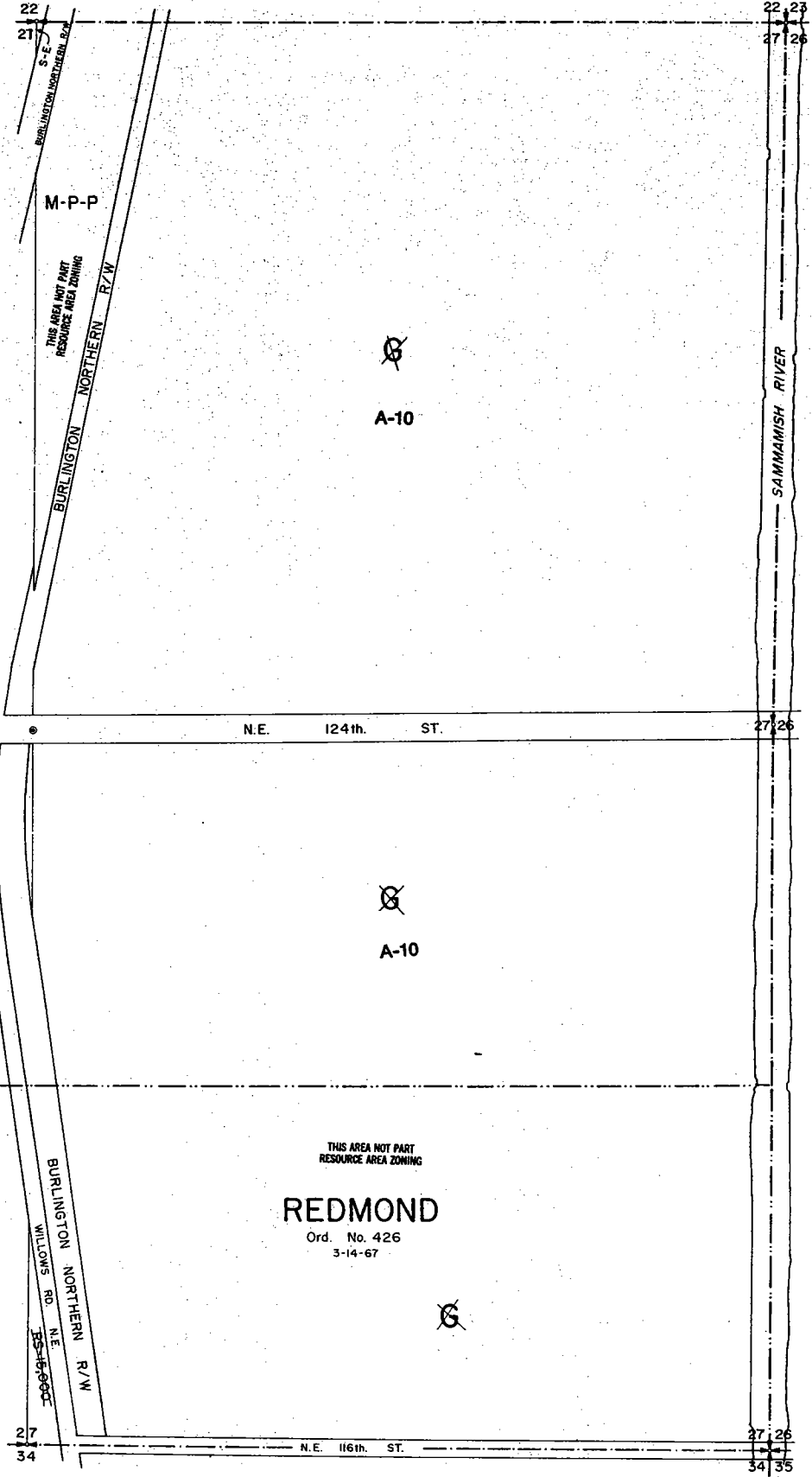
W26-26-5

**E 27-26-5**

**G to A-10**

This zone change is applied on those farmlands in the Sammamish Valley which did not receive the old Agriculture zone during the formation of the Northshore Community Plan. The G zoning was maintained so as not to affect the market value of lands whose development rights were being purchased by the King County Agriculture Program. The A-10 zone, which is applied in horticultural areas adjacent to residential land uses, allows for the sale of agricultural products grown on-site and is designed to protect the farm land owner from nuisance claims.

513 E



M-P-P

THIS AREA NOT PART  
RESOURCE AREA ZONING

BURLINGTON NORTHERN R/W

A-10

N.E. 124th ST.

A-10

THIS AREA NOT PART  
RESOURCE AREA ZONING

REDMOND

Ord. No. 426  
3-14-67

BURLINGTON NORTHERN R/W  
WILLOWS RD. N.E.  
153-16-000

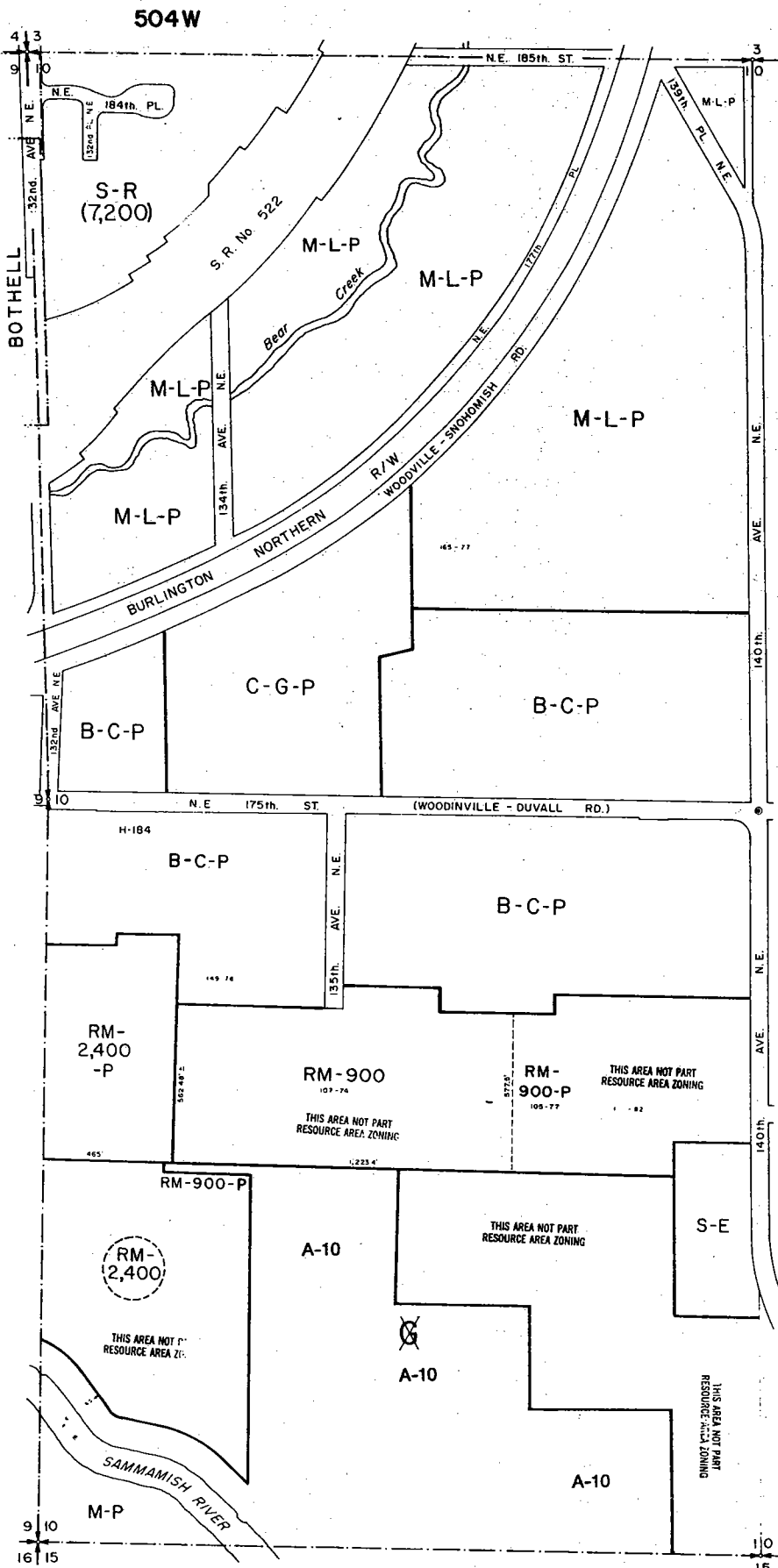
N.E. 116th ST.

E27-26-5

**W 10-26-5**

**G to A-10**

This zone change is applied on those farmlands in the Sammamish Valley which did not receive the old Agriculture zone during the formation of the Northshore Community Plan. The G zoning was maintained so as not to affect the market value of lands whose development rights were being purchased by the King County Agriculture Program. The A-10 zone, which is applied in horticultural areas adjacent to residential land uses, allows for the sale of agricultural products grown on-site and is designed to protect the farm land owner from nuisance claims.



W10-26-5

18 OCT 78

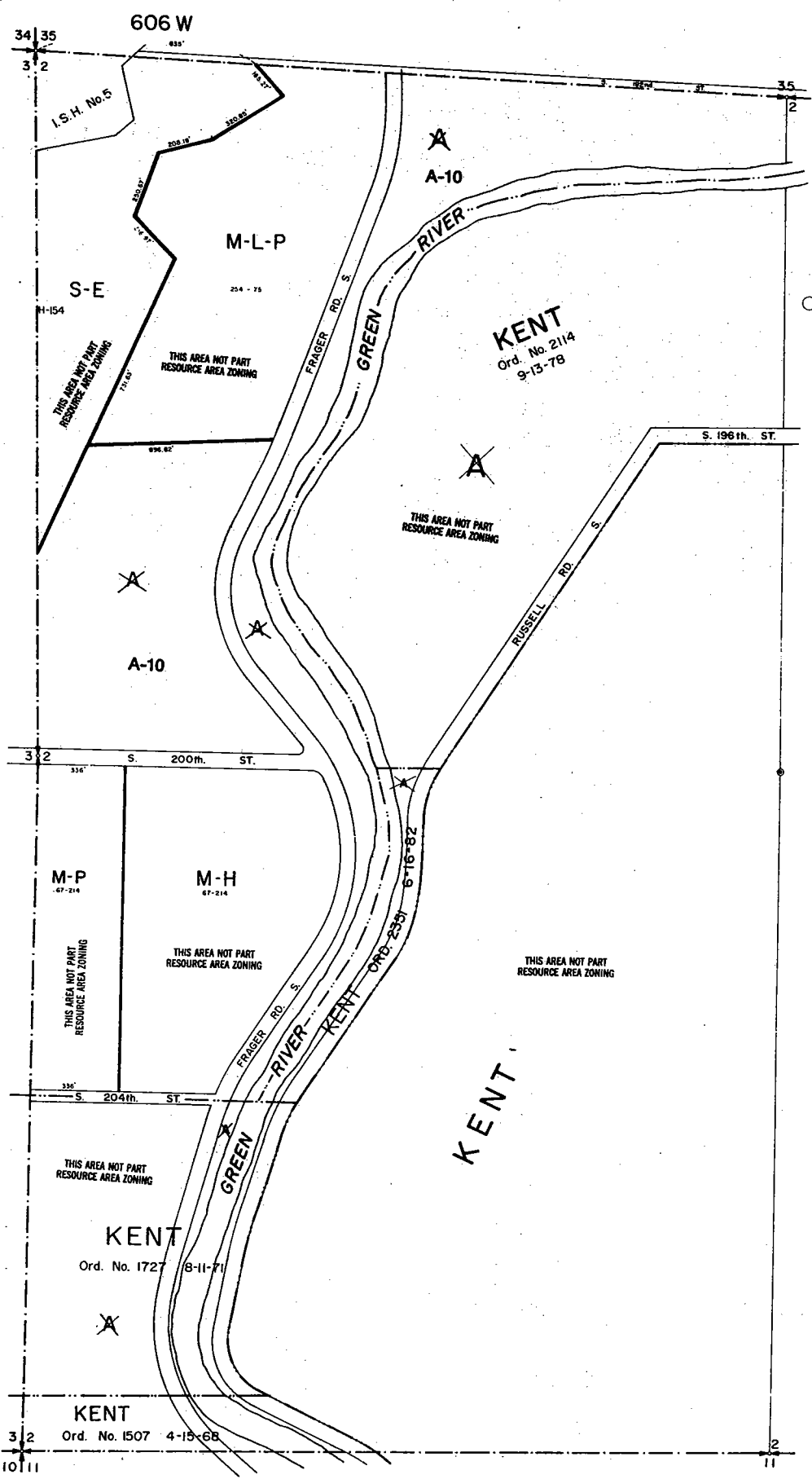


**LOWER GREEN RIVER AGRICULTURE AREA**

W 2-22-4

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.



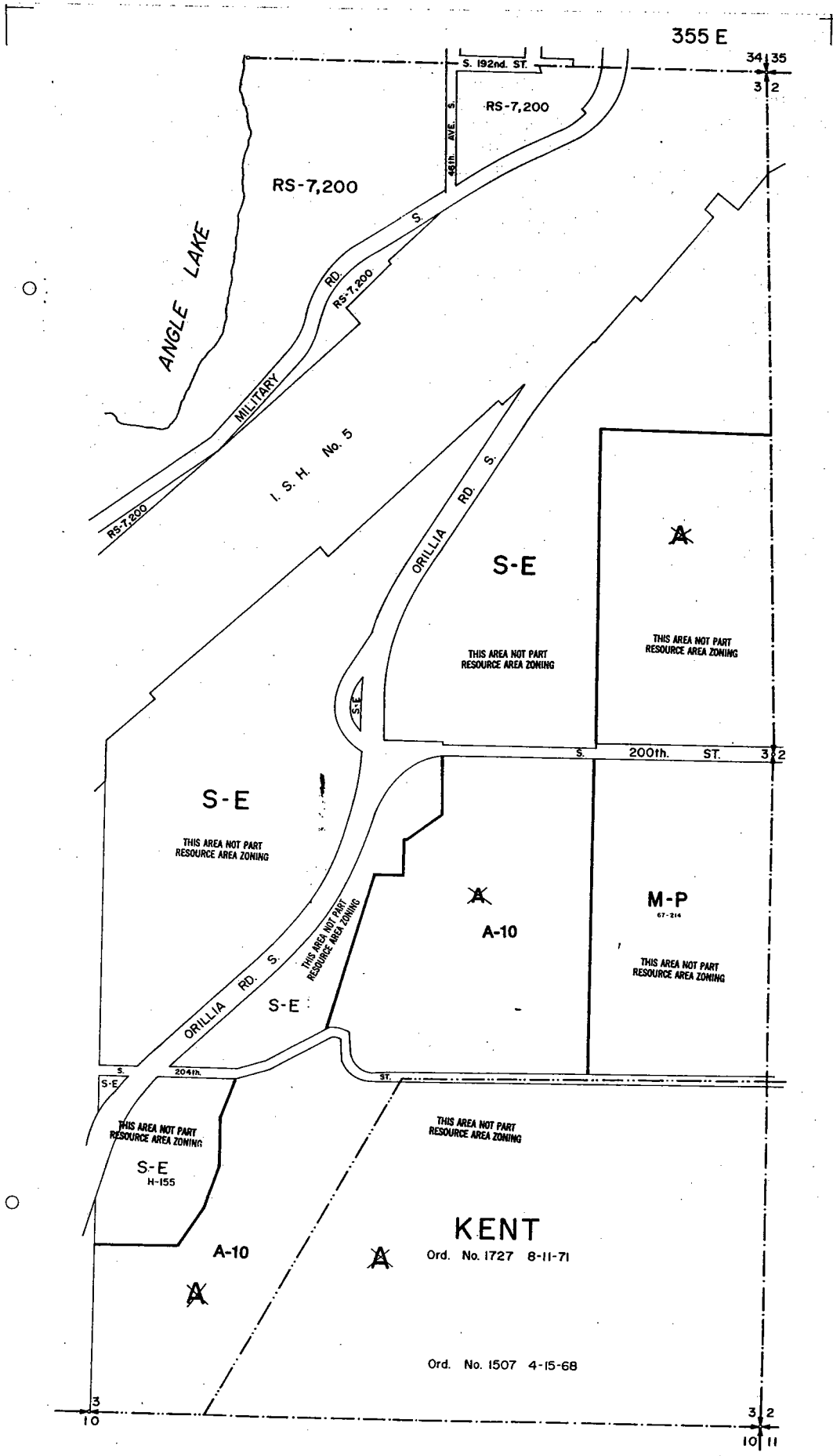
W 2-22-4

6 JULY 78

**E 3-22-4**

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.



E 23-22-4

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.

620 E

14 13

14  
23

W. JAMES ST.

23 24

KENT

THIS AREA NOT PART  
RESOURCE AREA ZONING

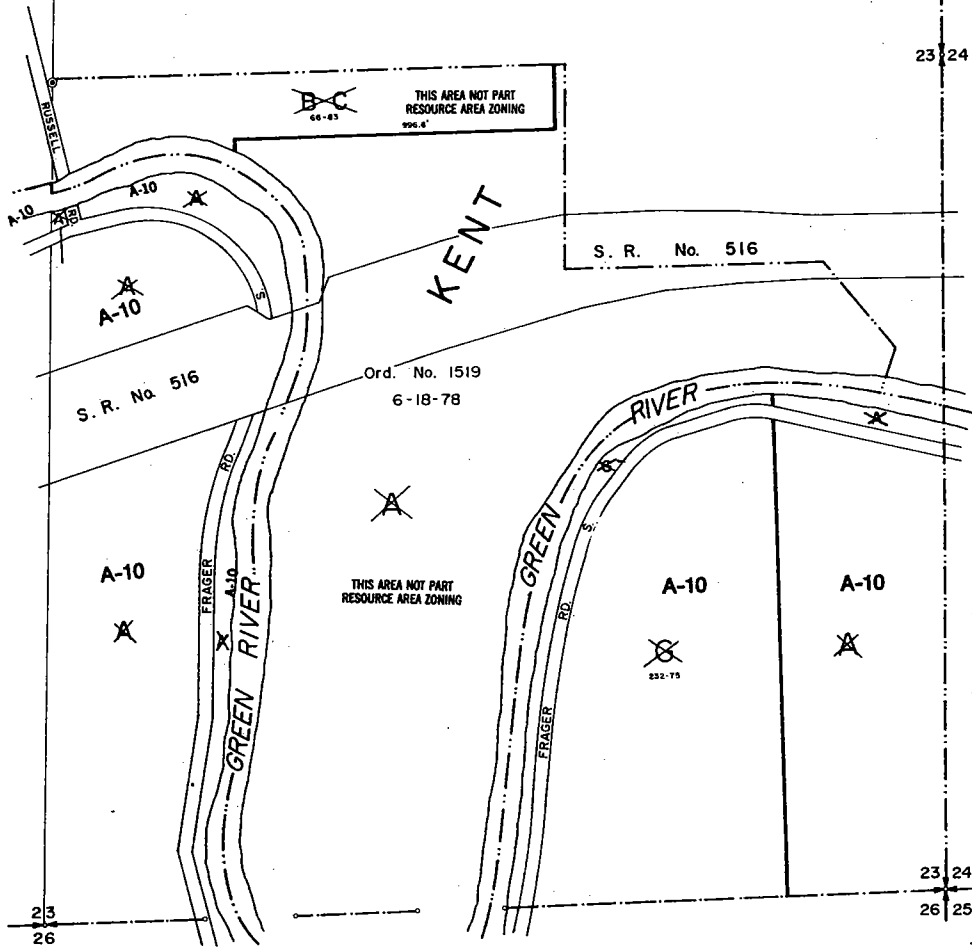
23 24

~~B-C~~  
66-83

THIS AREA NOT PART  
RESOURCE AREA ZONING  
996.4'

S. R. No. 516

KENT



S. R. No. 516

Ord. No. 1519  
6-18-78

A-10

THIS AREA NOT PART  
RESOURCE AREA ZONING

GREEN RIVER

A-10

A-10

252-75

23  
26

23 24  
26 25

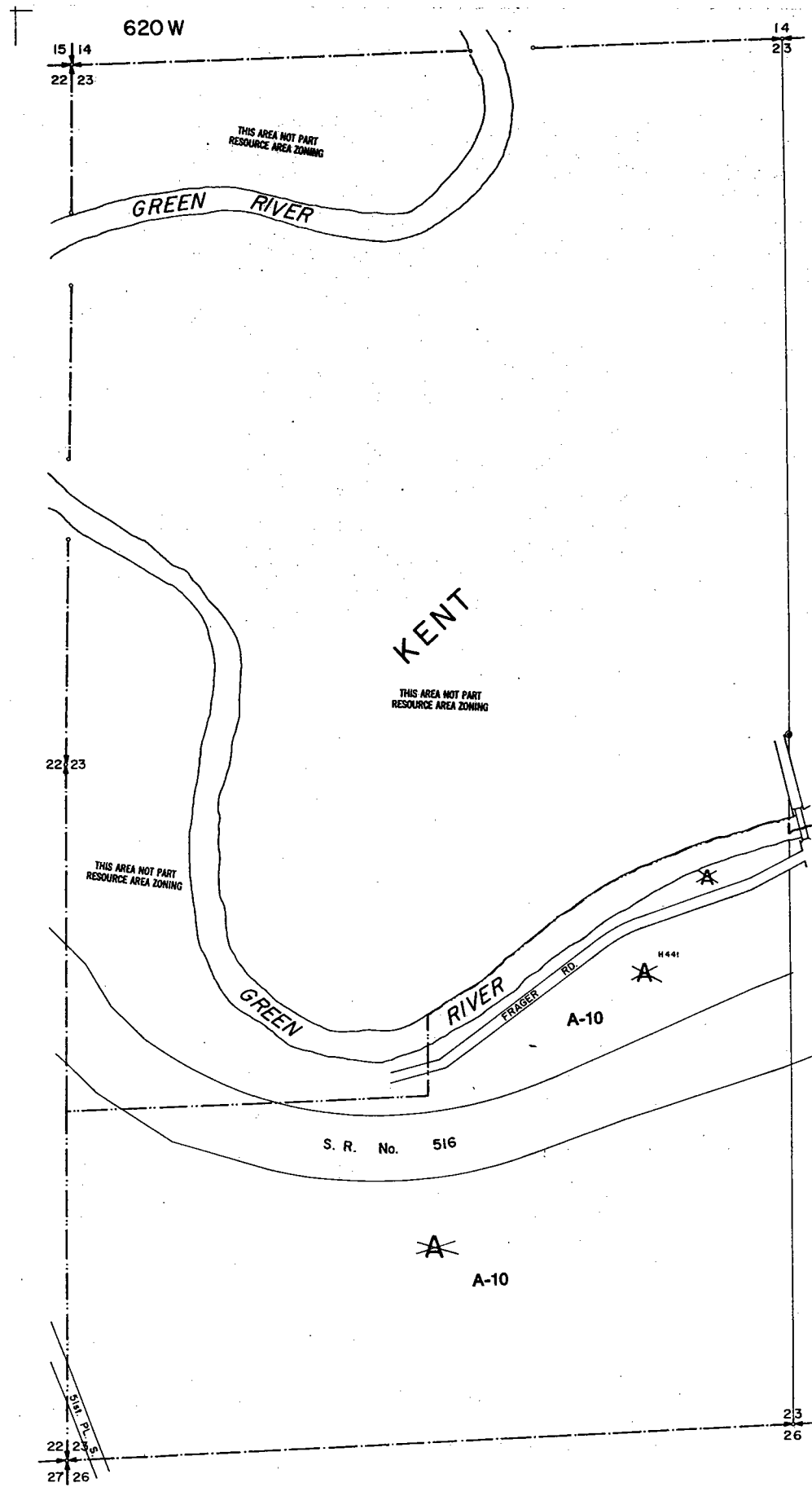
E23-22-4

**W 23-22-4**

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.





E 25-22-4

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.

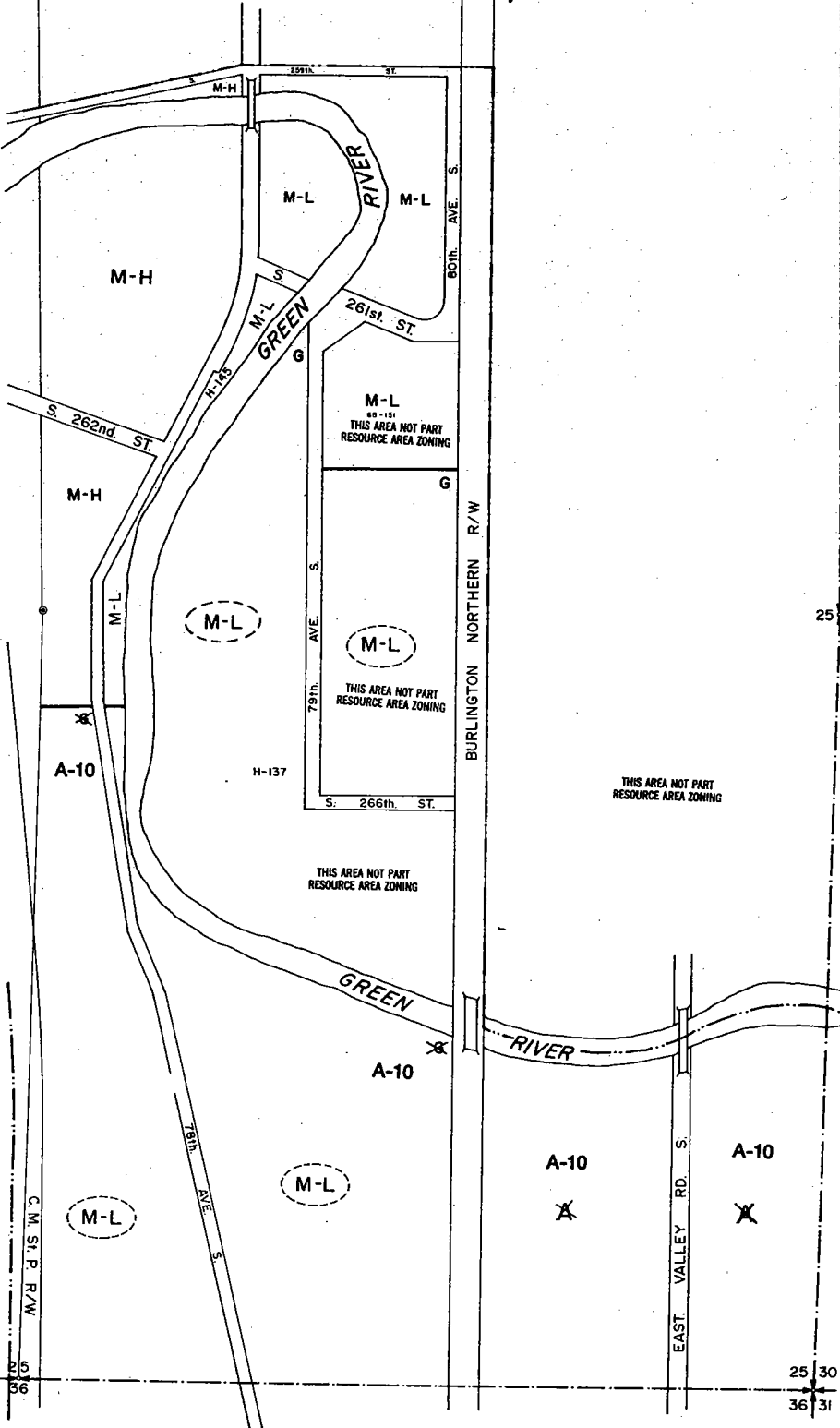
NOTE - Application of the A-10 zone in this section will not affect existing potential zone (ML) designations.

625 E

24  
25

24 19  
25 30

KENT



25 30

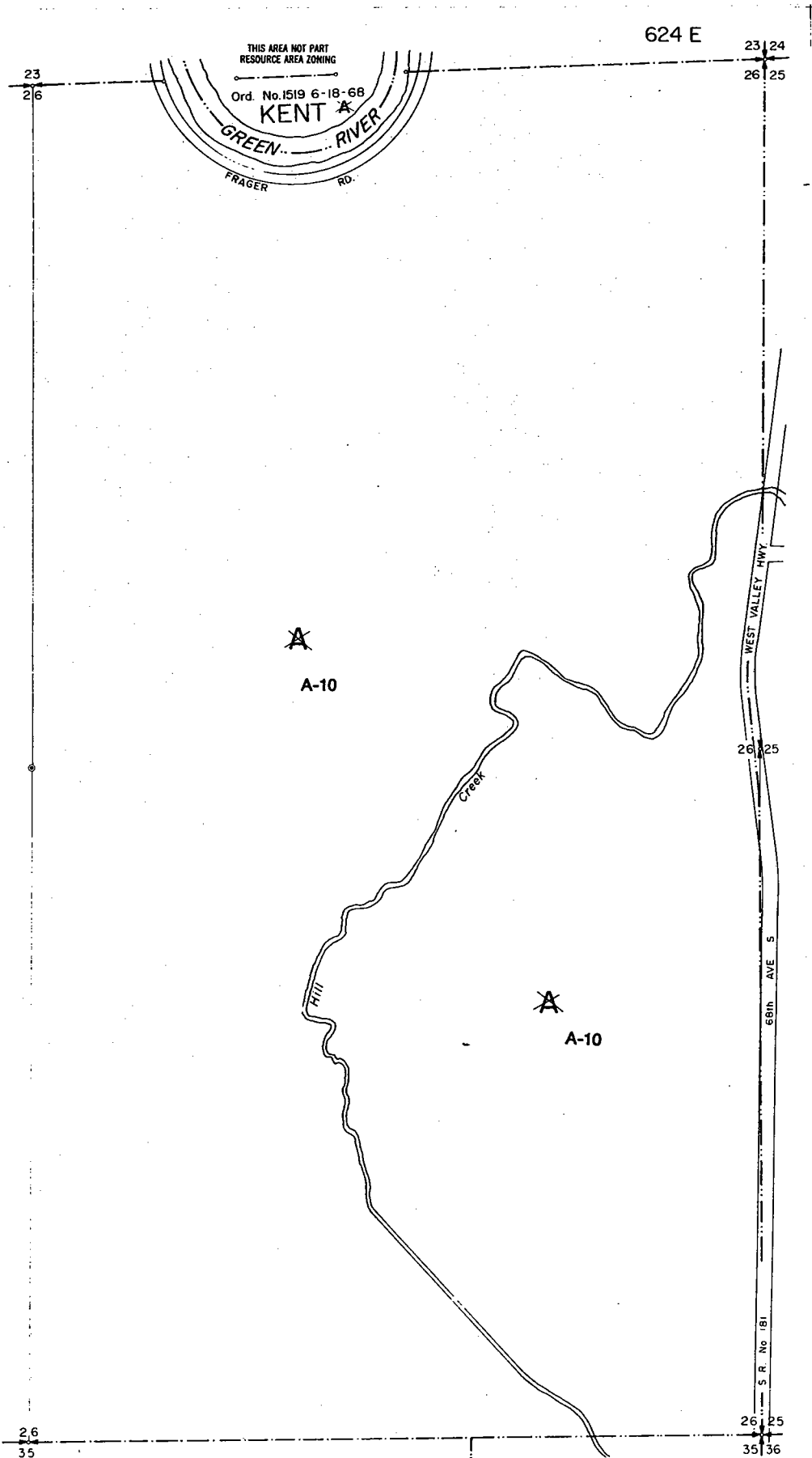
25 30  
36 31

E 25-22-4

**E 26-22-4**

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.



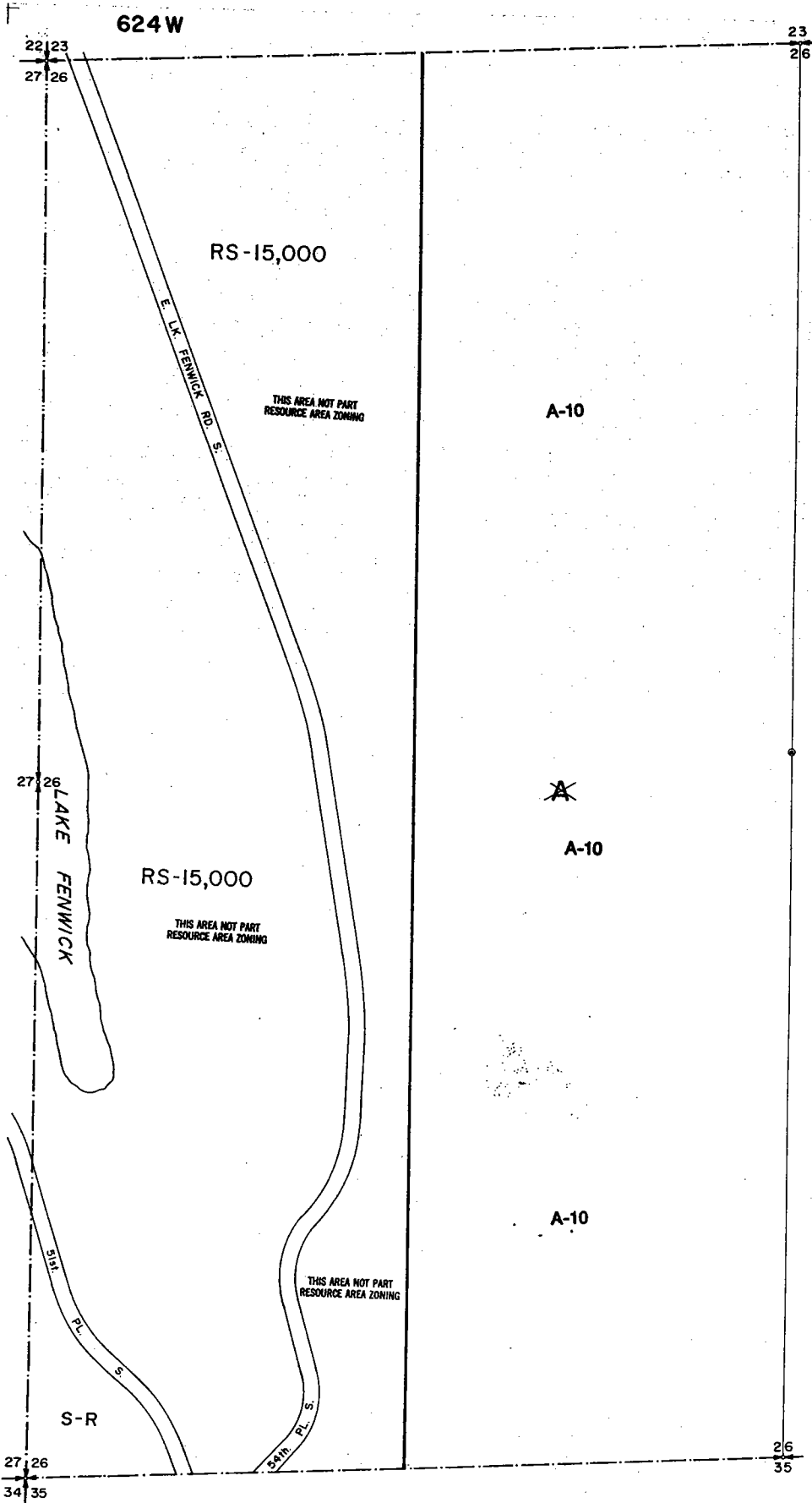
624 E

E26-22-4

**W 26-22-4**

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.



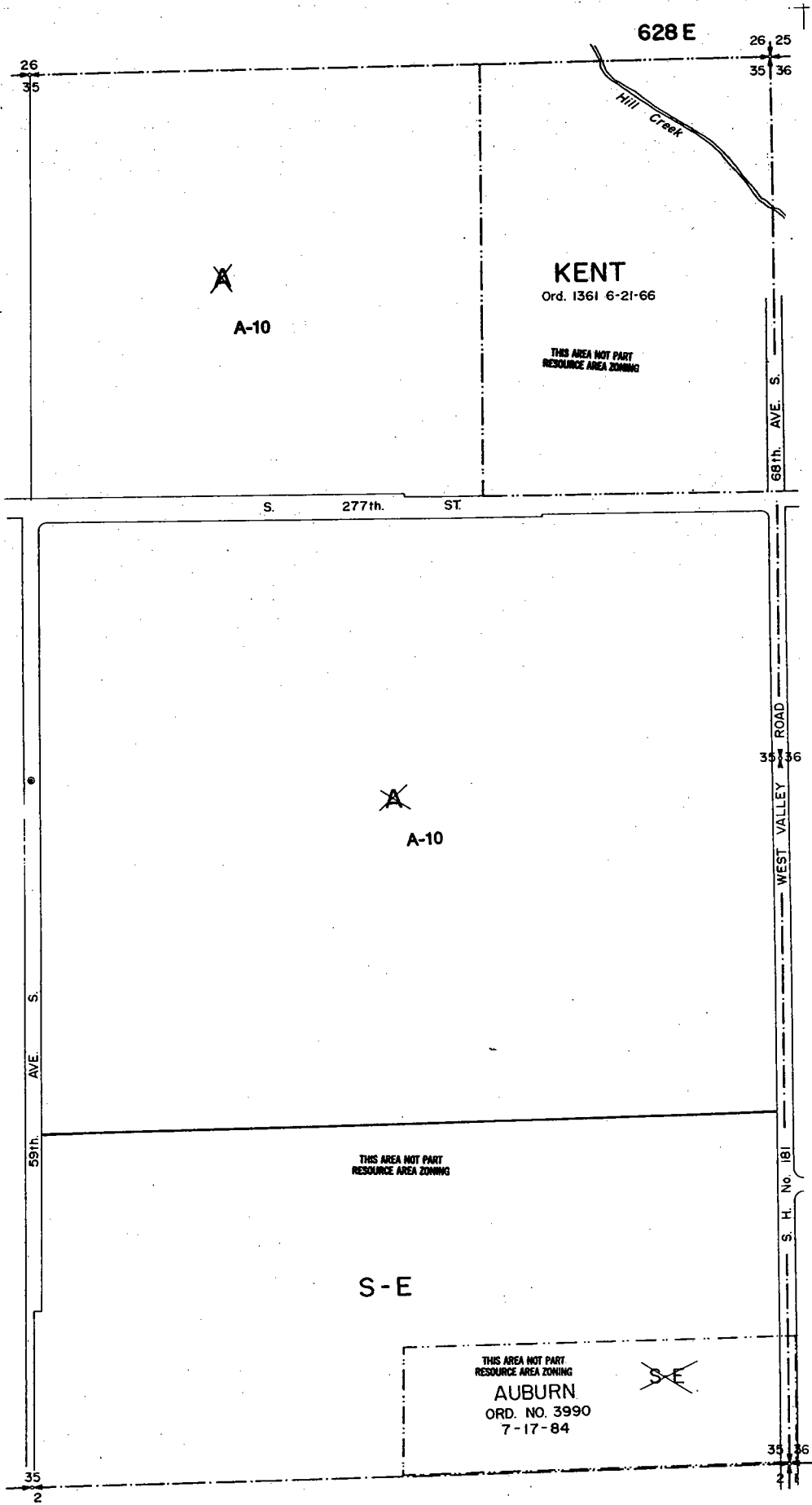
W26-22-4

E 35-22-4

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.





628 E

26 25  
35 36

26  
35

Hill Creek



A-10

KENT

Ord. 1361 6-21-66

THIS AREA NOT PART  
RESOURCE AREA ZONING

68th AVE. S.

S. 277th ST.



A-10

35 36

WEST VALLEY ROAD

59th AVE. S.

THIS AREA NOT PART  
RESOURCE AREA ZONING

S-E

THIS AREA NOT PART  
RESOURCE AREA ZONING

AUBURN

ORD. NO. 3990  
7-17-84



S. H. No. 181

35 36

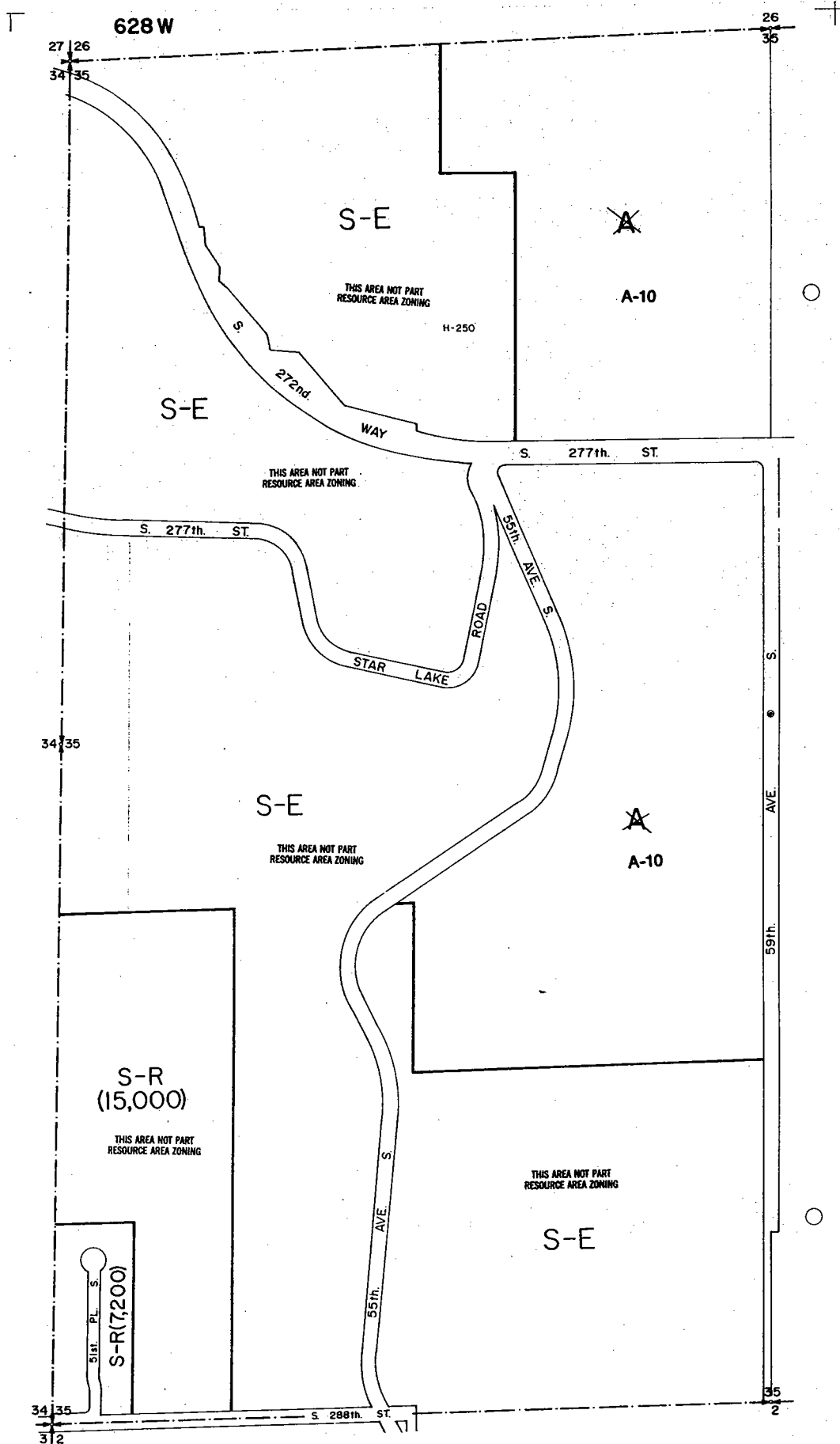
35  
2

E35-22-4

**W 35-22-4**

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.



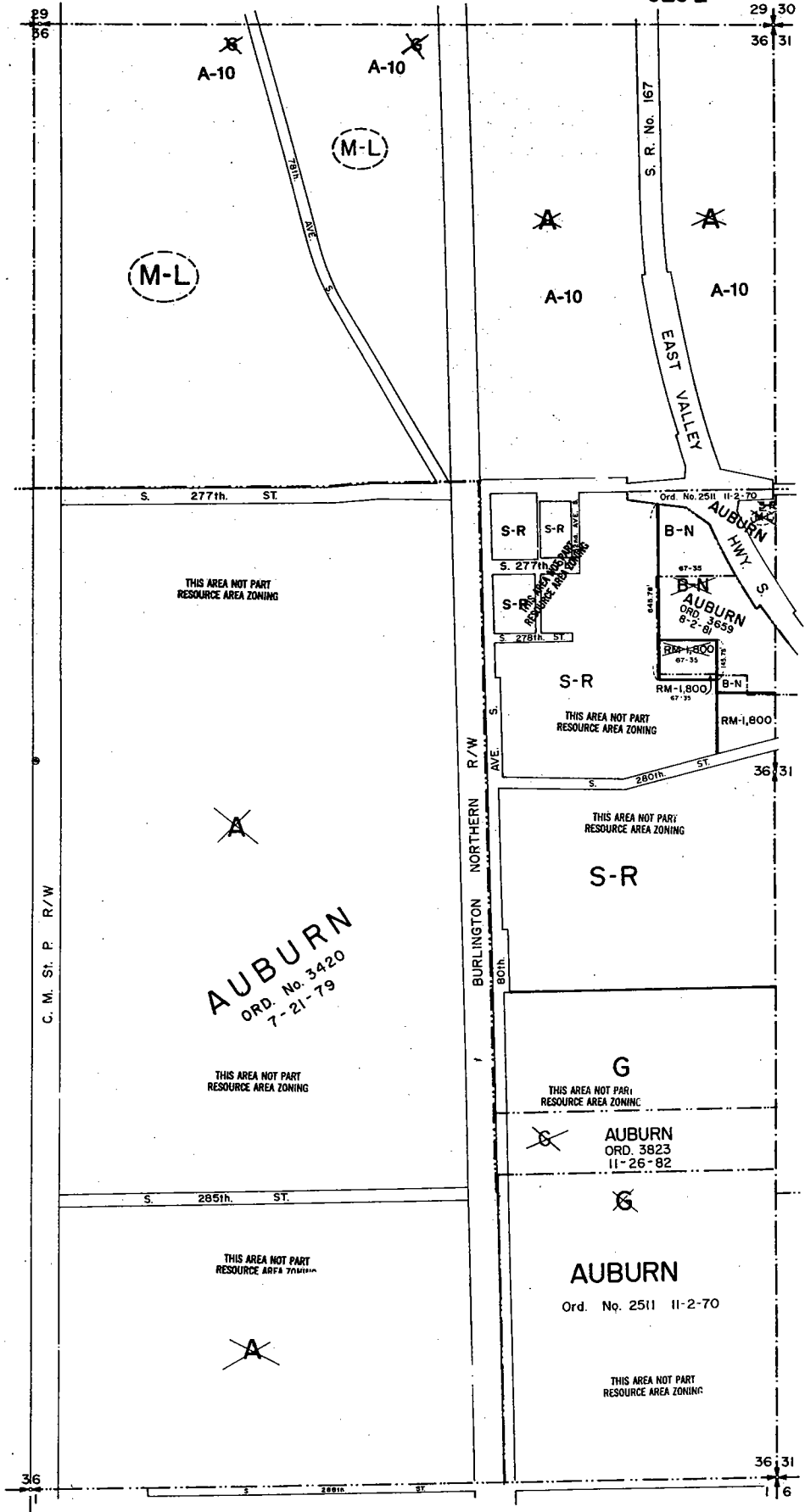
W35-22-4

**E 36-22-4**

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.

NOTE - The application of the A-10 zone in this section will not affect existing potential zone (ML) designations.



**W 36-22-4**

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.

629 W

26 25  
35 36

25 26  
36 35

KENT

THIS AREA NOT PART  
RESOURCE AREA ZONING

68th. AVE. S.

S. 277th. ST.

35 36

S. R. No. 161

WEST VALLEY HWY.

~~A~~

A-10

~~A~~

A-10

Hill Creek

S. R. No. 167

~~A~~

THIS AREA NOT PART  
RESOURCE AREA ZONING

AUBURN  
ORD. No. 3420  
7-21-79

PUGET SOUND POWER & LIGHT R/W  
C. M. ST. P. & P. R/W

S.

285th. ST.

A-10

~~A~~

THIS AREA NOT PART  
RESOURCE AREA ZONING

~~A~~

~~A~~  
AUBURN

ORD. No. 3243 & 3257  
3-29-78

THIS AREA NOT PART  
RESOURCE AREA ZONING

35 36

36

W36-22-4

1 AUG 78

73

FEDERAL WAY

**W 30-22-5**

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.



626 W

24 19  
25 30

19  
30

THIS AREA NOT PART  
RESOURCE AREA ZONING

KENT

RS-15,000

THIS AREA NOT PART  
RESOURCE AREA ZONING

THIS AREA NOT PART  
RESOURCE AREA ZONING

GREEN  
RS-15,000

RIVER RD. S.

25 30

KENT

THIS AREA NOT PART  
RESOURCE AREA ZONING

A

A-10

THIS AREA NOT PART  
RESOURCE AREA ZONING

RS-15,000

GREEN RIVER RD. S.

000' RS-15,000

RIVER

S. 269th. ST.

A-10

A

A-10

A

86th AVE. S.

25 30  
36 31

30  
31

W30-22-5

E 31-22-5

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.

630E

30  
31

30 29  
31 32

GREEN RIVER

RS-15,000

THIS AREA NOT PART  
RESOURCE AREA ZONING



A-10

RS-15,000  
GREEN RIVER

GREEN RIVER RD. S



AUBURN

Ord. No. 2511 11-2-70

THIS AREA NOT PART  
RESOURCE AREA ZONING

31 32

THIS AREA NOT PART  
RESOURCE AREA ZONING

RS-15,000

GREEN RIVER RD. S

GREEN RIVER

RS-15,000  
GREEN RIVER RD. S

31  
6

31 32  
6 5

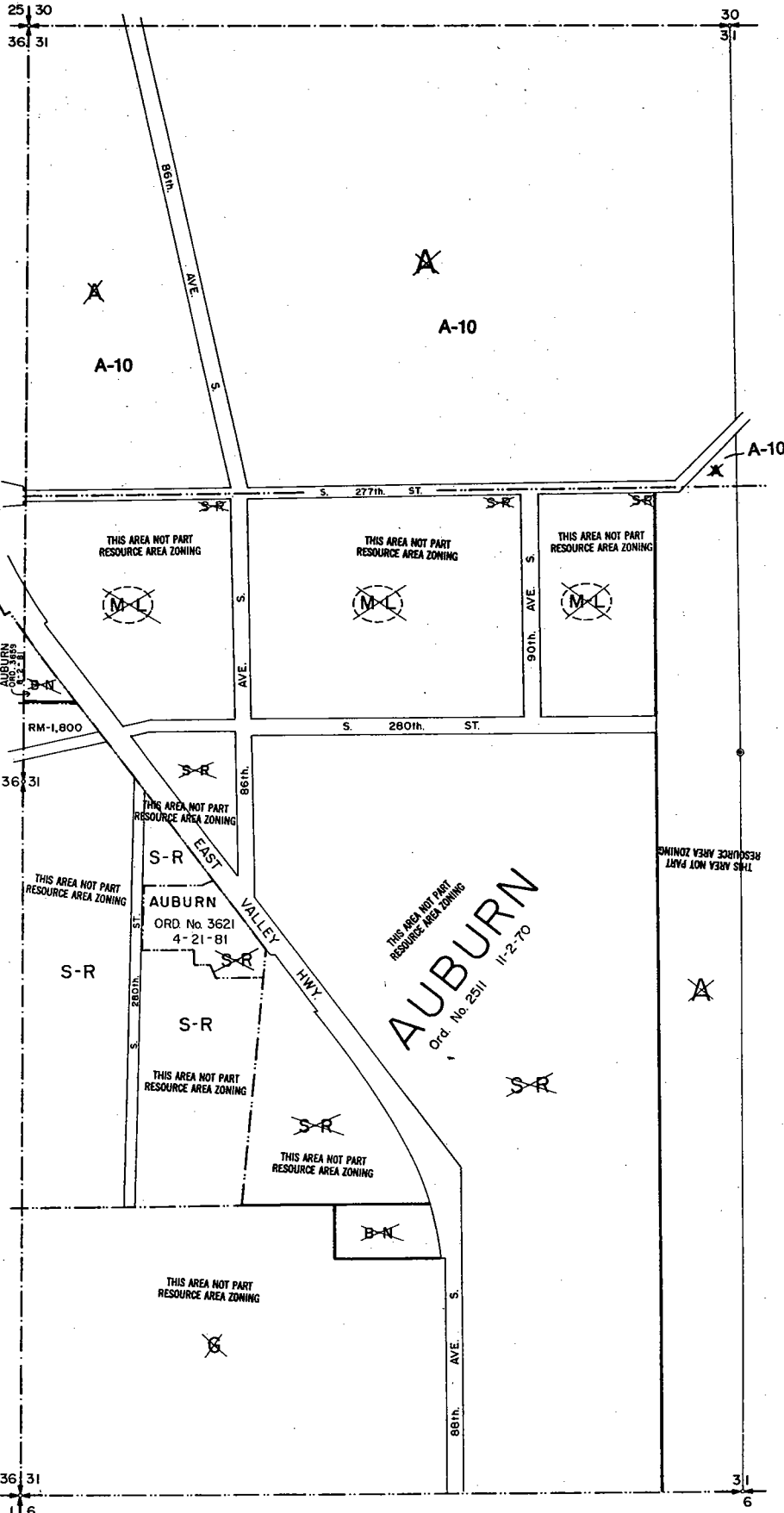
E31-22-5

**W 31-22-5**

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.

630W

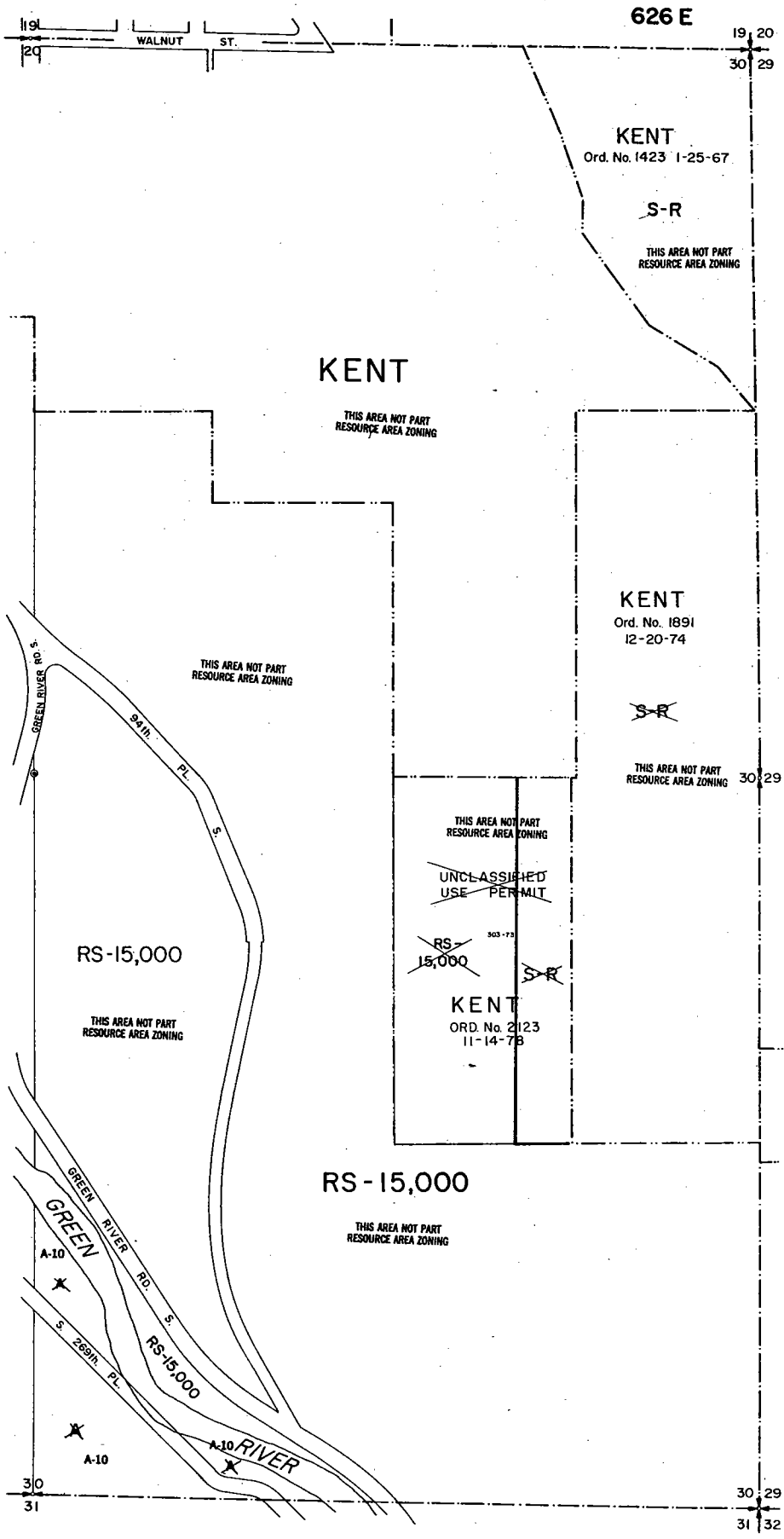


W31-22-5

**E 30-22-5**

**A to A-10**

This zone change in the lower Green River agriculture district gives more flexibility to the farmland owner in marketing products grown on-site. It is also designed to protect the farmland owner from nuisance claims against the agricultural operation.



EAST KING COUNTY



## **20-8**

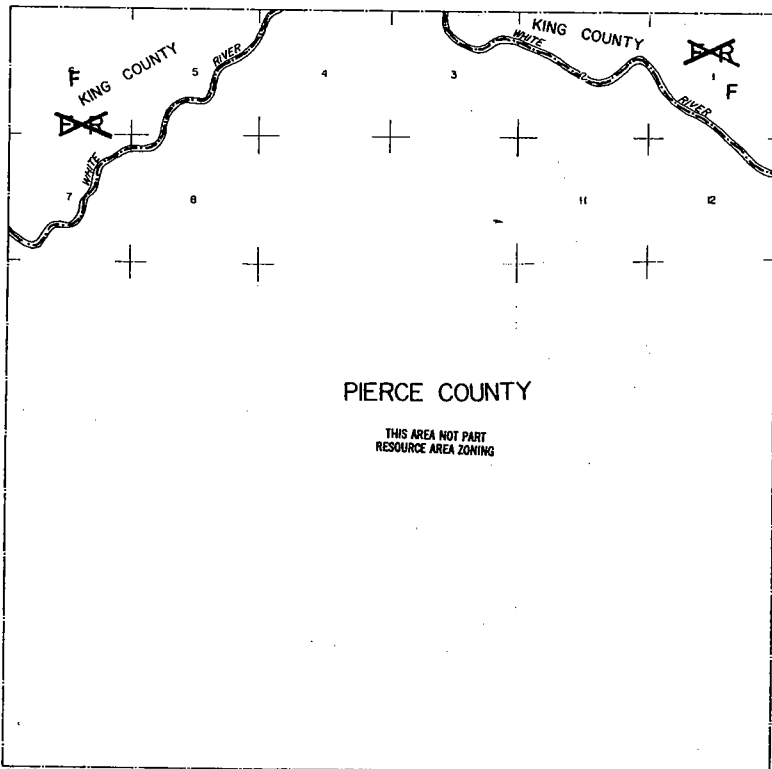
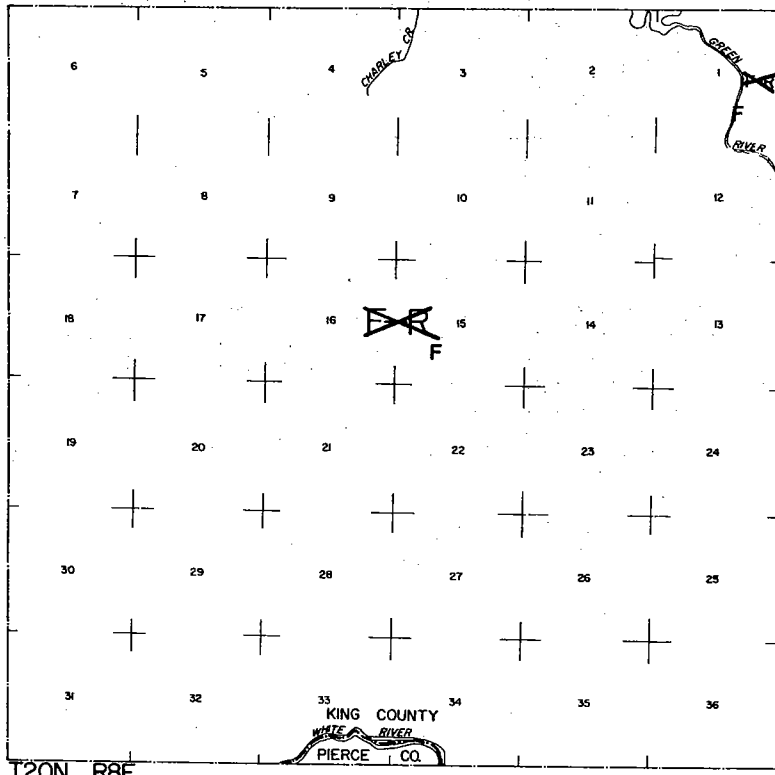
### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

## **19-8**

### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



T19N R8E  
 KING COUNTY ZONING MAP ORD. 25789  
 SCALE: 2 INCHES = 1 MILE

SECTION LINE 5  
 SECTION LINE 4  
 SECTION LINE 3  
 SECTION LINE 2  
 SECTION LINE 1  
 ZONE BOUNDARY  
 SECTION CORNER

T. 20N., R. 8E. and T. 19N., R. 8E.

OCT. 1979

**22-8**

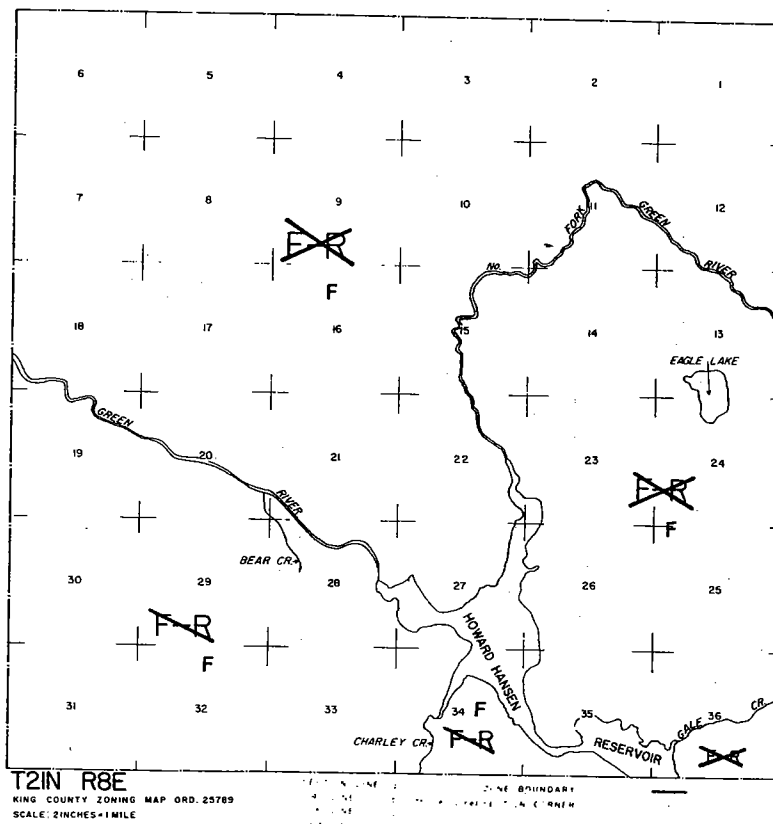
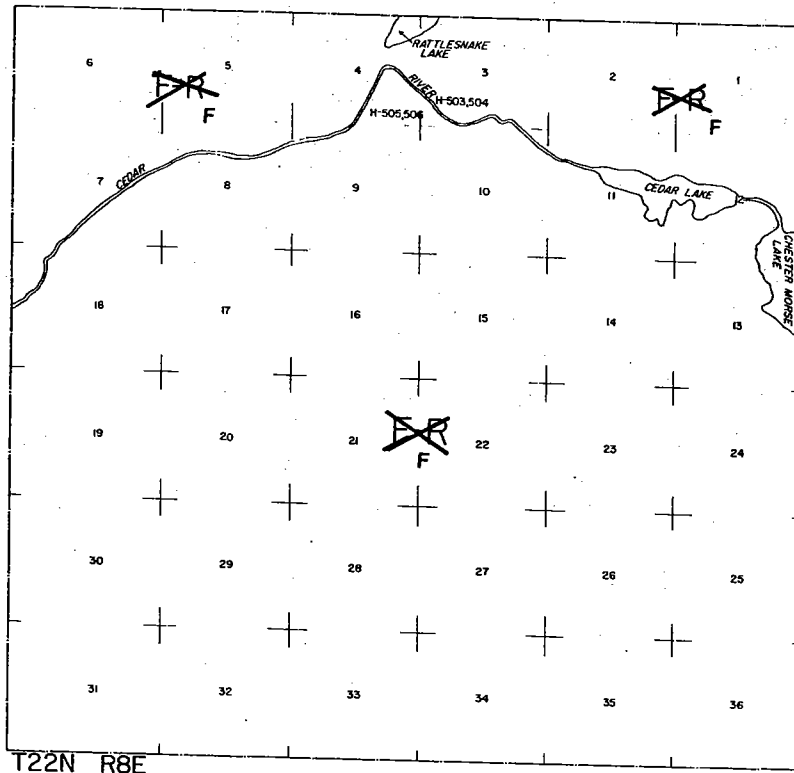
**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**21-8**

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



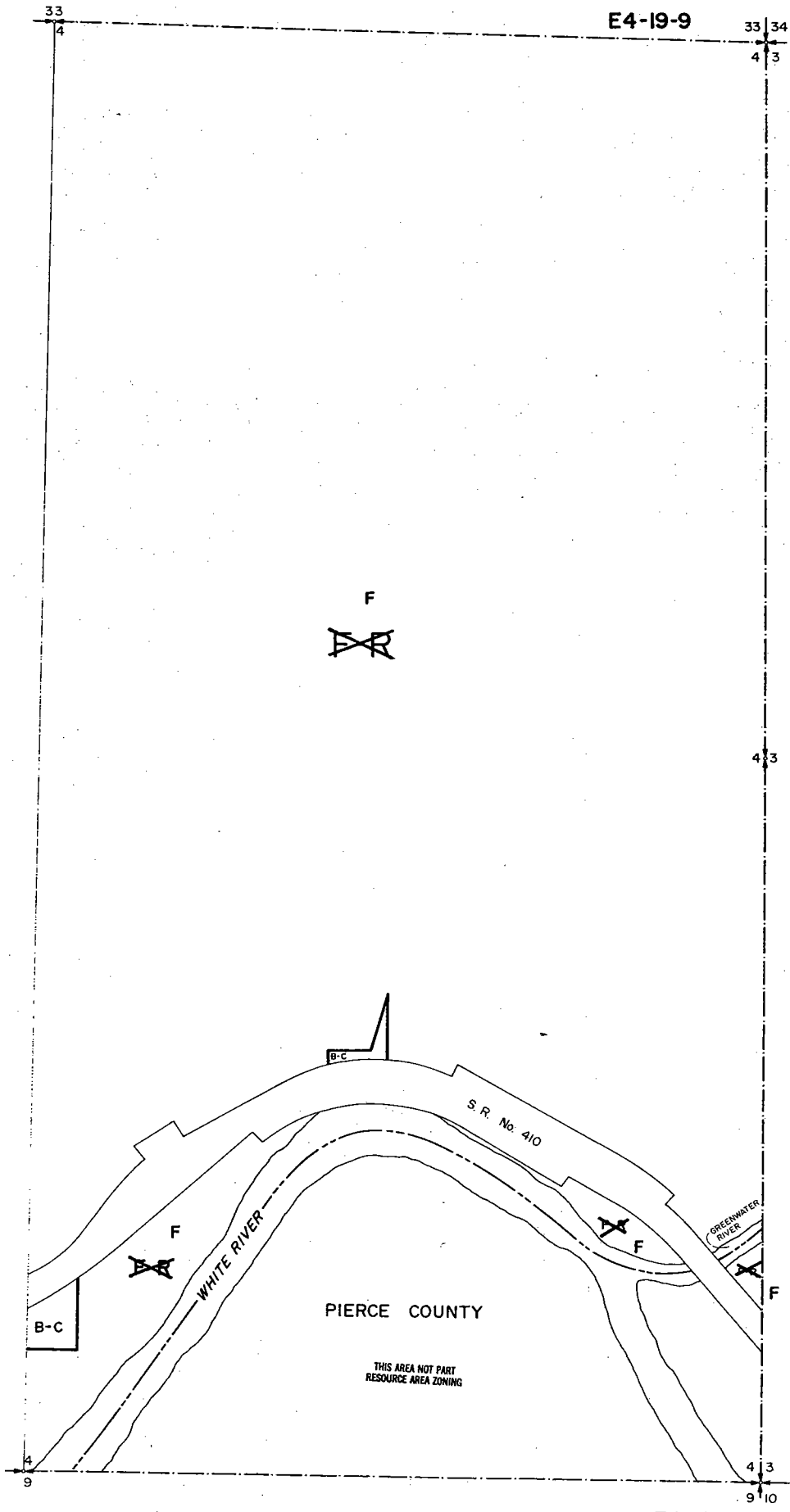
T 22N, R.8E. and T 21N., R.8E.

OCT. 1979

E 4-19-9

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



20-9

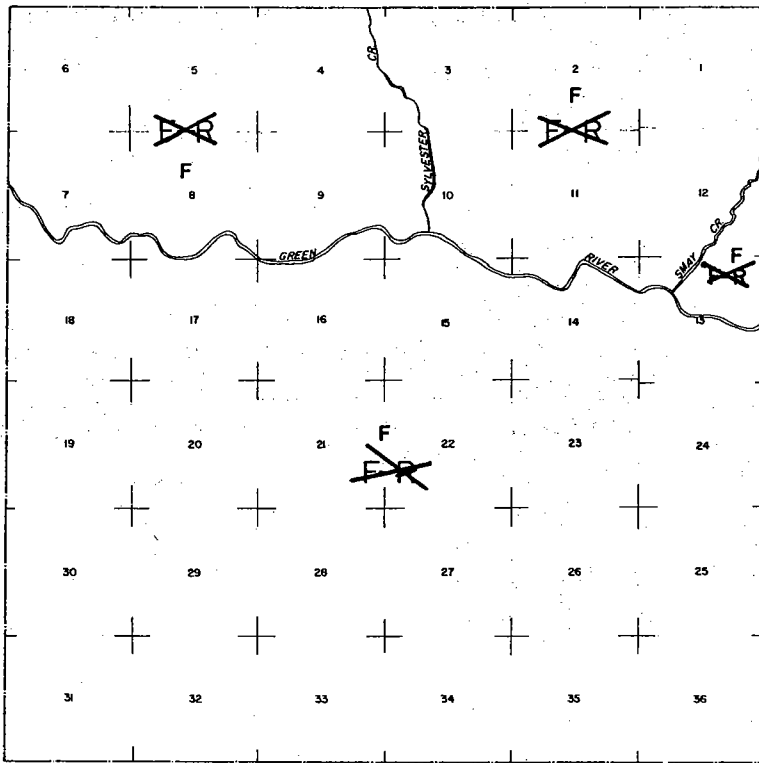
**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

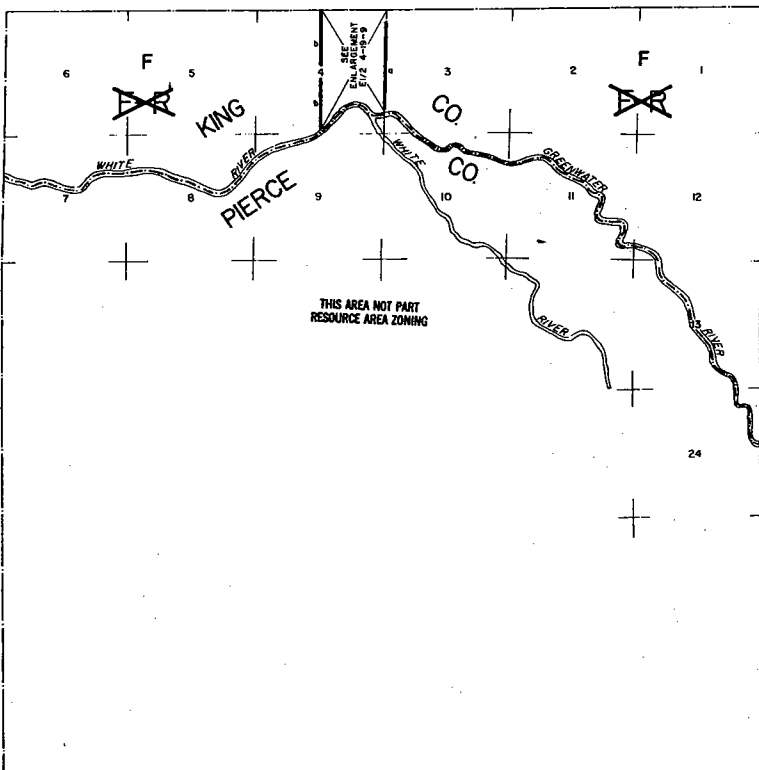
19-9

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



T20N R9E



T19N R9E

KING COUNTY ZONING MAP ORD. 25769  
SCALE: 2 INCHES = 1 MILE

1. T. 20 N., R. 9 E. 2. NE 1/4 SECTION 21  
3. T. 19 N., R. 9 E. 4. SW 1/4 SECTION 5  
5. T. 19 N., R. 9 E. 6. SW 1/4 SECTION 1

T. 20 N., R. 9 E. and T. 19 N., R. 9 E.

OCT 1979



**22-9**

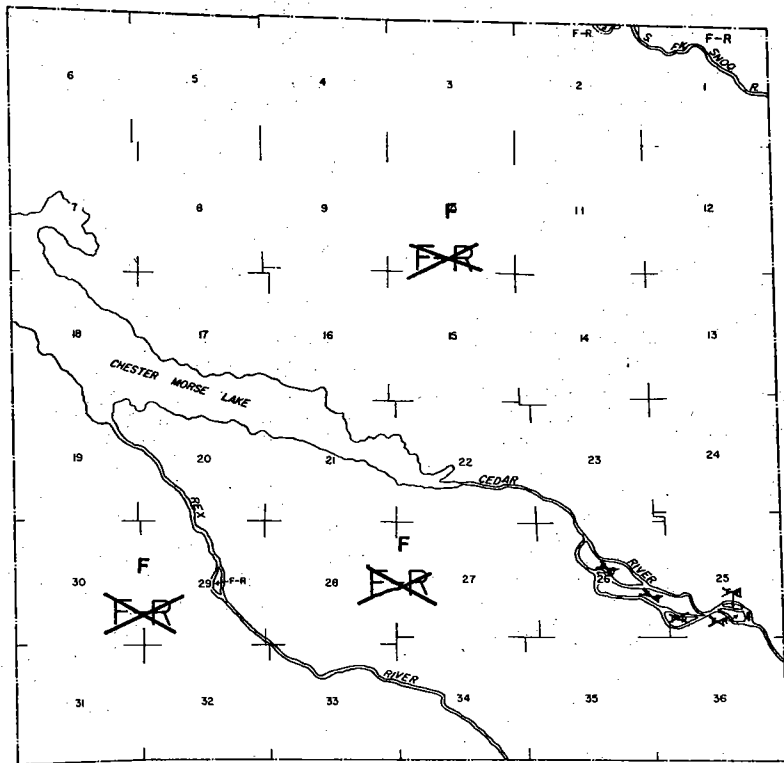
**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

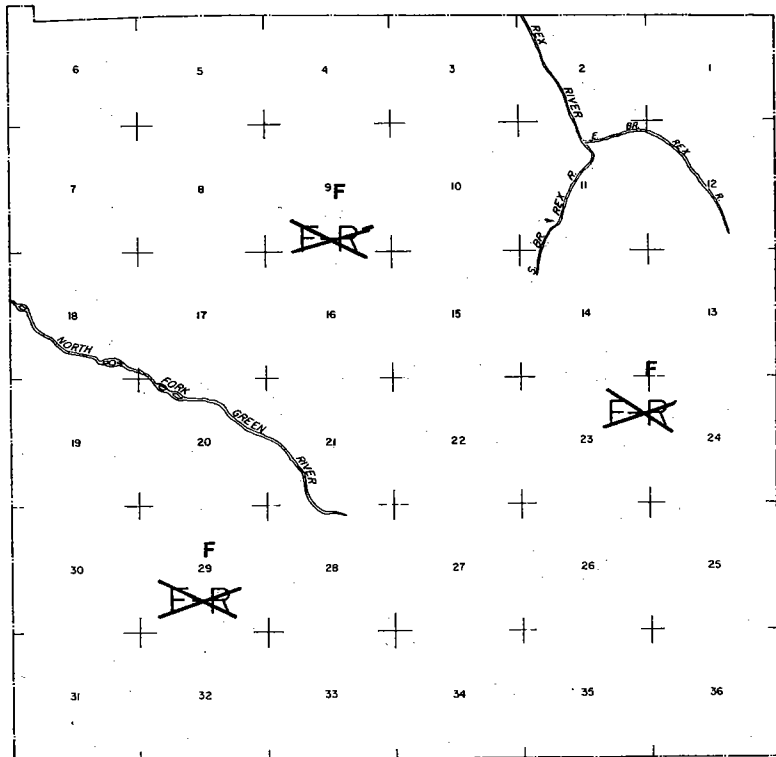
**21-9**

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



T22N R9E



T21N R9E

KING COUNTY ZONING MAP ORD. 25769  
SCALE: 2 INCHES = 1 MILE

T. 22N., R. 9E. and T21N., R. 9E.

OCT 1979

**26-9**

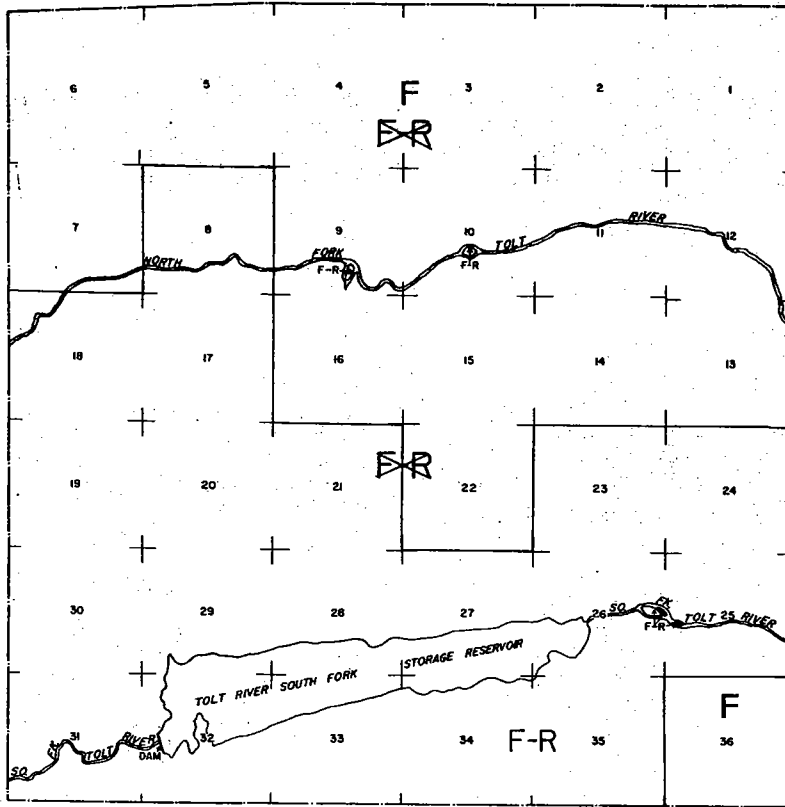
**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

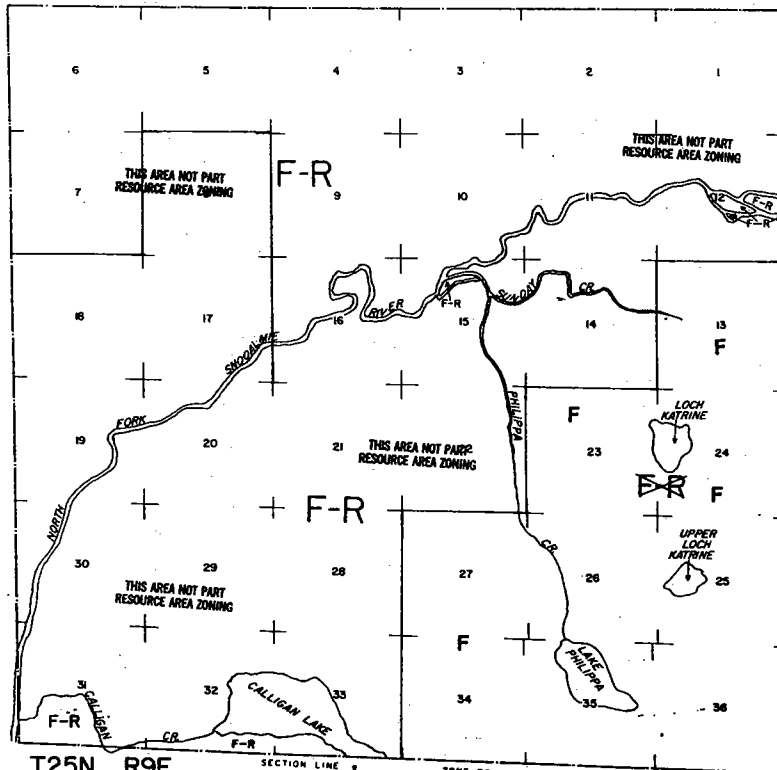
**25-9**

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



T26N R9E



T25N R9E

KING COUNTY ZONING MAP ORD. 88789  
SCALE: 2 INCHES = 1 MILE

SECTION LINE  
1/4 LINE  
1/16 LINE  
1/64 LINE

ZONE BOUNDARY  
(Ctr. See Line) SECTION CORNER

T 26N., R.9E. and T25N., R.9E.

OCT 1979

## 19-10

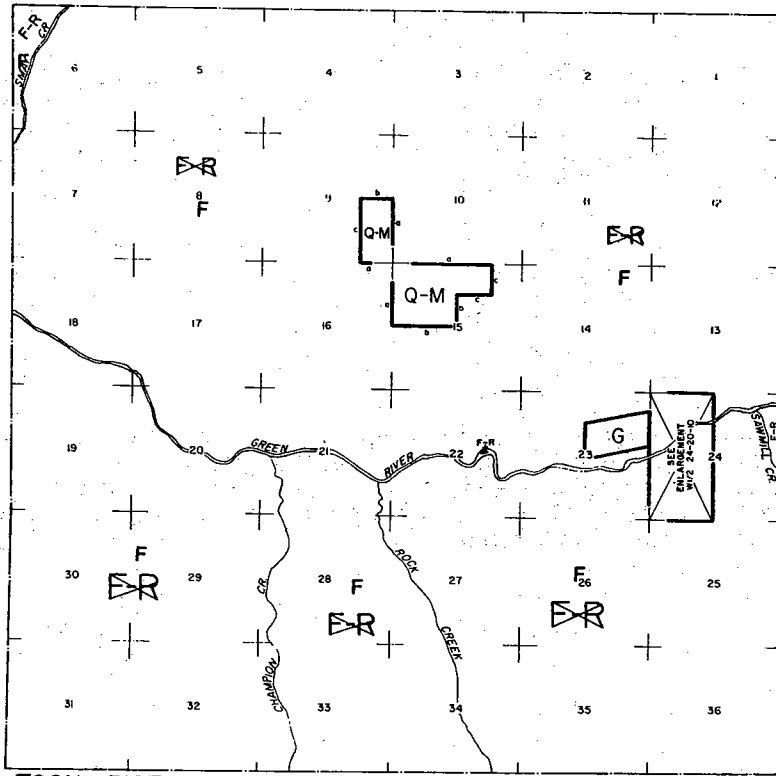
### F-R to F

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

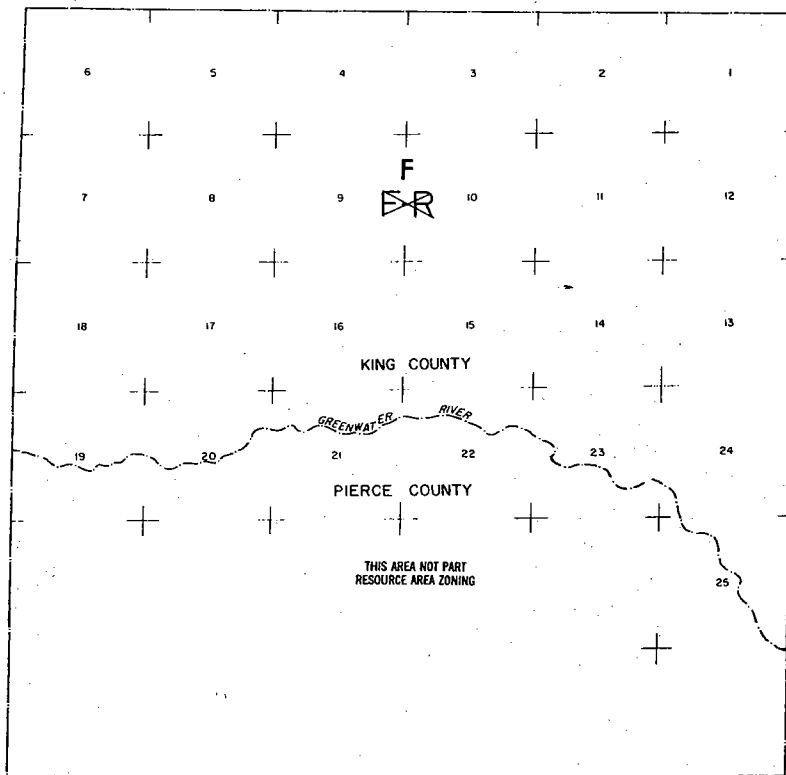
## 20-10

### F-R to F

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



T20N R10E



T19N R10E  
KING COUNTY ZONING MAP ORD 25789  
SCALE 2 INCHES=1 MILE

1. DASHED LINE = ZONE BOUNDARY  
2. DASHED LINE = SECTION CORNER  
3. DASHED LINE = SECTION CORNER  
4. DASHED LINE = SECTION CORNER  
5. DASHED LINE = SECTION CORNER  
6. DASHED LINE = SECTION CORNER

## 21-10

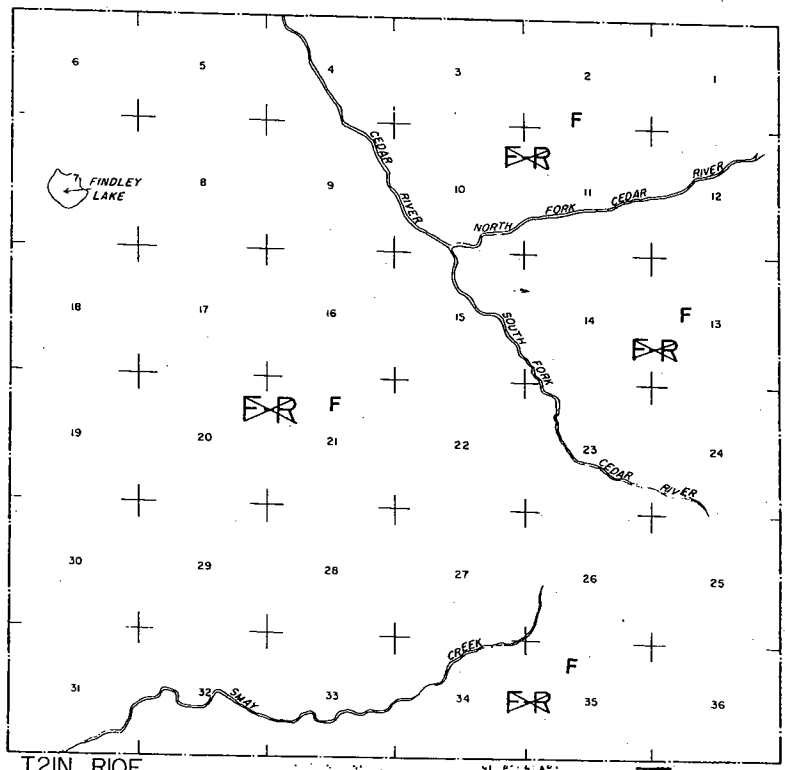
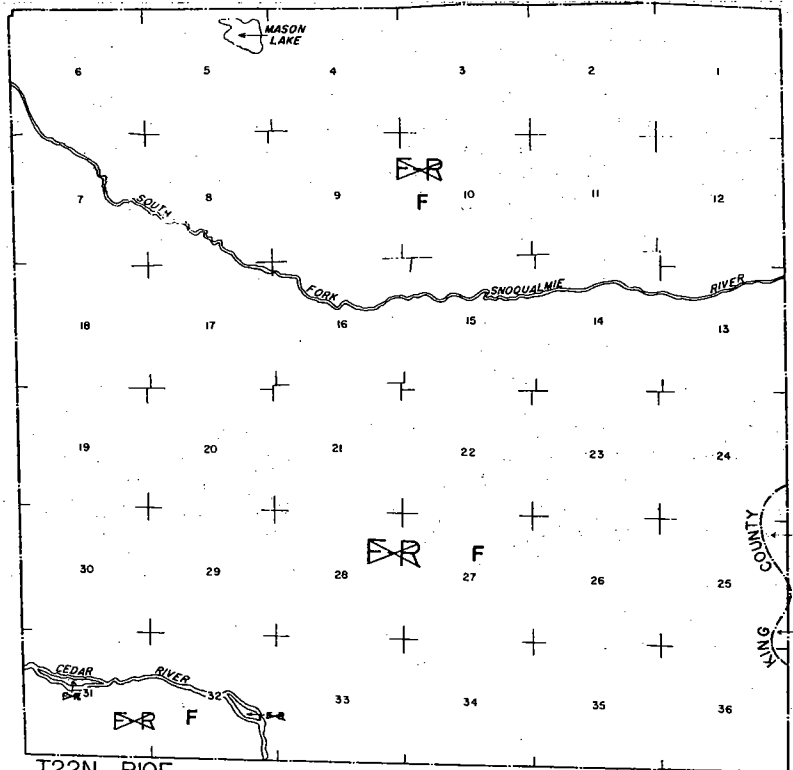
### F-R to F

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

## 22-10

### F-R to F

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



KING COUNTY ZONING MAP ORD 25789  
SCALE 2 INCHES = 1 MILE



## **23-10**

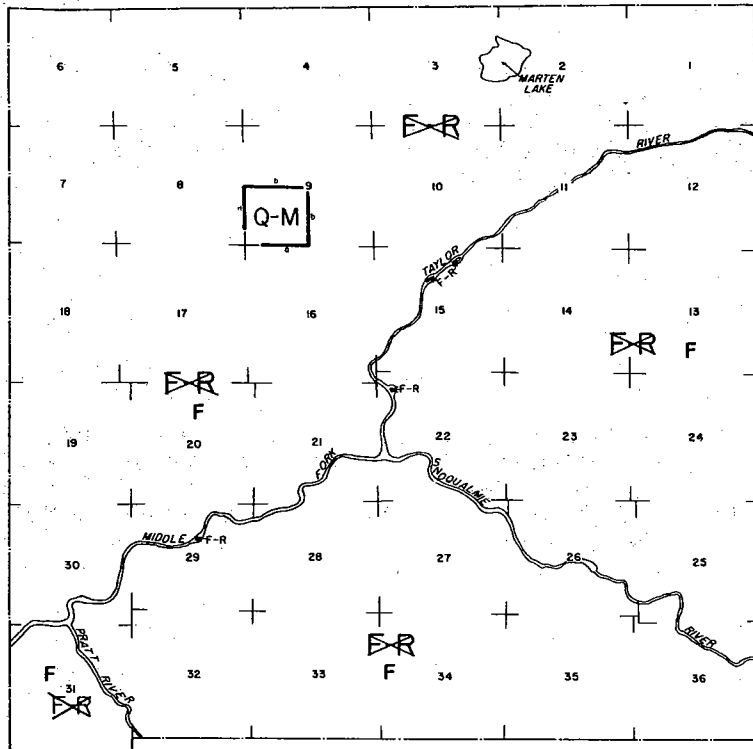
### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

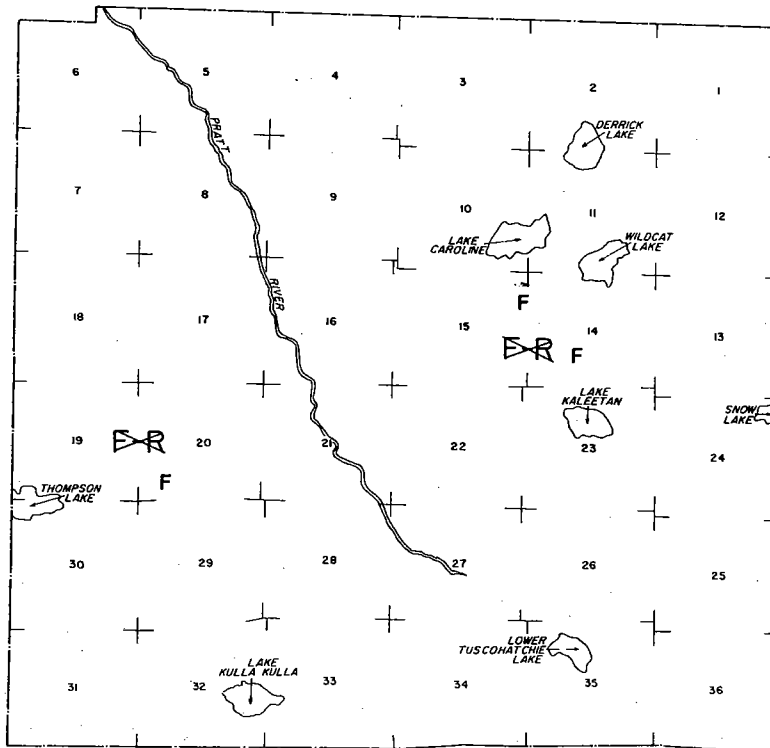
## **24-10**

### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



T24N RIOE



T23N RIOE

KING COUNTY ZONING MAP ORD. 25789  
 SCALE: 2 INCHES = 1 MILE  
 ZONE BOUNDARY  
 20' 56" 44' SECTION CORNER

## 19-11

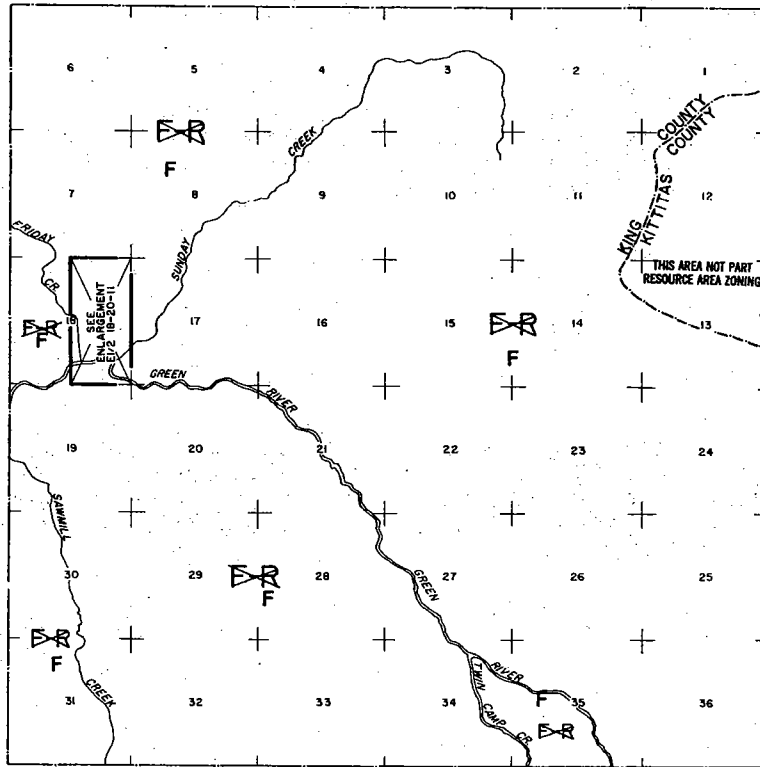
### F-R to F

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

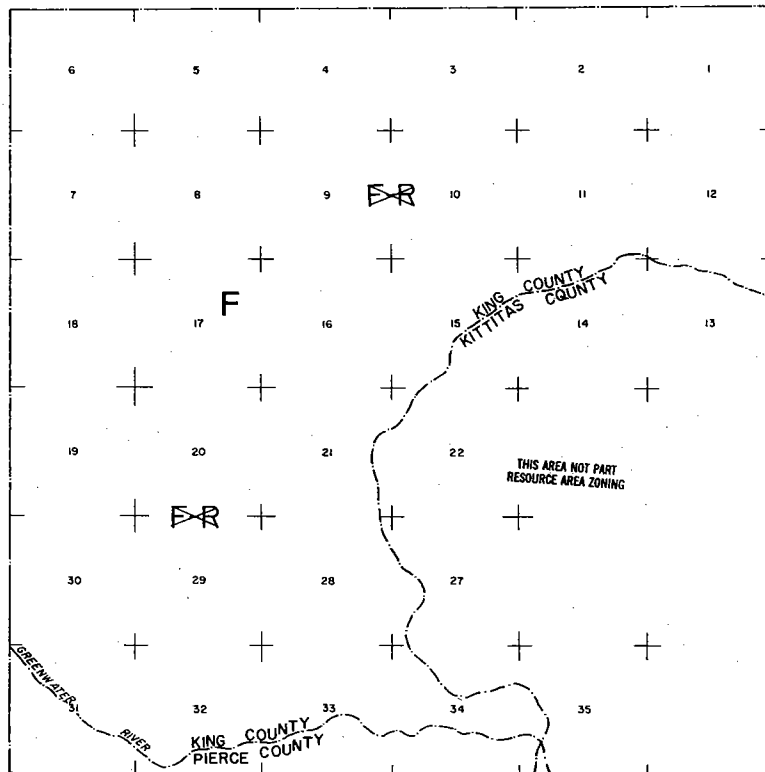
## 20-11

### F-R to F

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



T20N R11E



T19N R11E

KING COUNTY ZONING MAP ORD. 25789  
SCALE: 2 INCHES=1 MILE

T 20N R 11E and T 19N. R. 11E.

NOV.

**21-11**

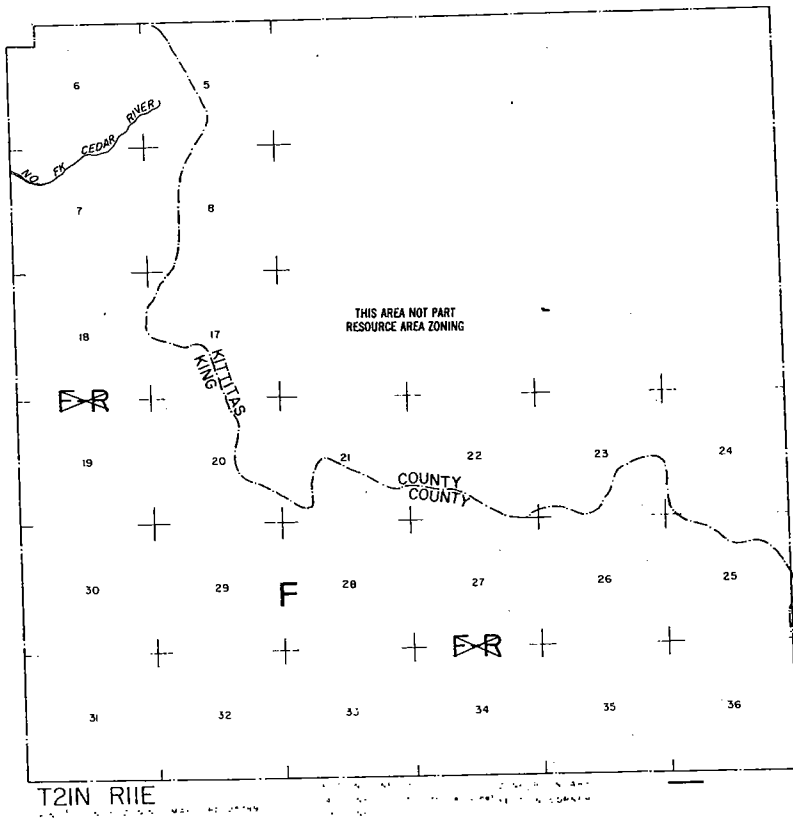
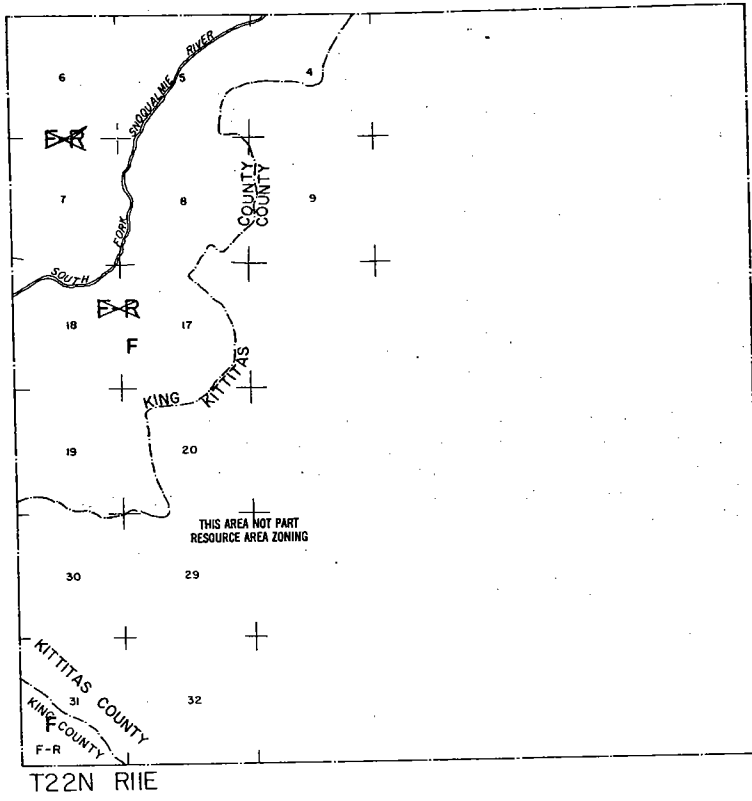
**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**22-11**

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



## 23-11

### F-R to F

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

## 24-11

### F-R to F

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.





**19-12**

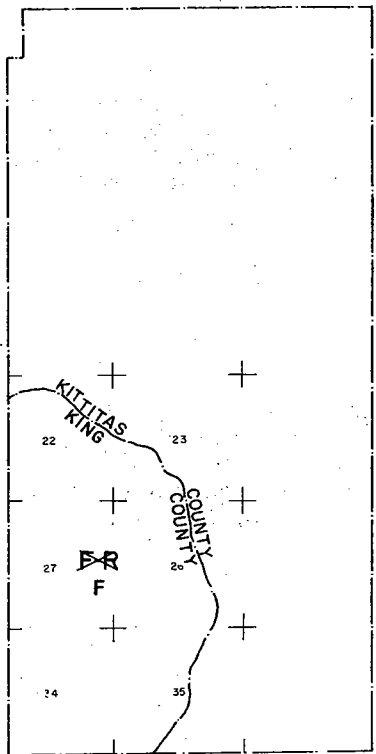
**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**20-12**

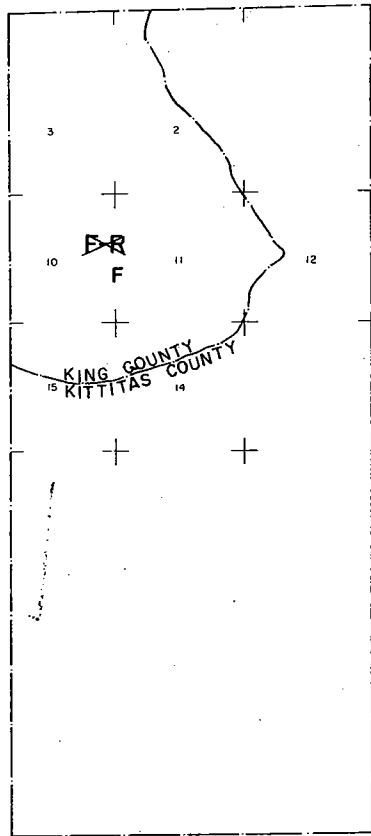
**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



**T20N R12E**  
 KING COUNTY ZONING MAP ORD. 23769  
 SCALE: 2 INCHES=1 MILE

SECTION LINE	a	FLOOD HAZARD BOUNDARY	FHB
1/4 LINE	b (Ctr. Sec. Line)	SLIDE HAZARD BOUNDARY	SHB
1/16 LINE	c	ZONE BOUNDARY	—
1/64 LINE	d	SECTION CORNER	+



**T19N R12E**  
 KING COUNTY ZONING MAP ORD. 23769  
 SCALE: 2 INCHES=1 MILE

SECTION LINE	a	FLOOD HAZARD BOUNDARY	FHB
1/4 LINE	b (Ctr. Sec. Line)	SLIDE HAZARD BOUNDARY	SHB
1/16 LINE	c	ZONE BOUNDARY	—
1/64 LINE	d	SECTION CORNER	+

T. 20 N., R. 12 E. and T. 19 N., R. 12 E.

**23-12**

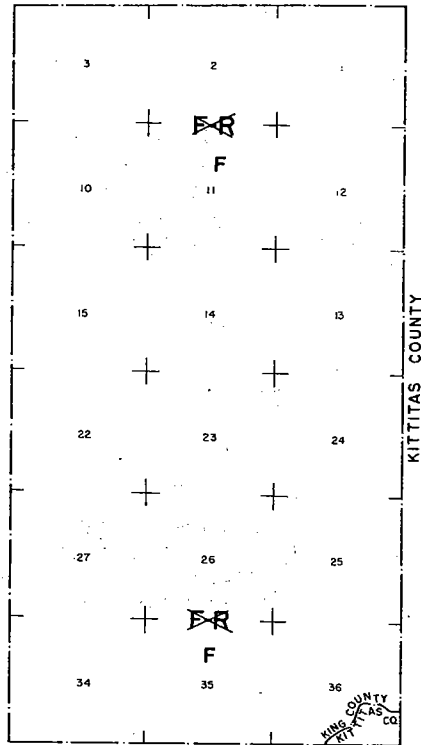
**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**24-12**

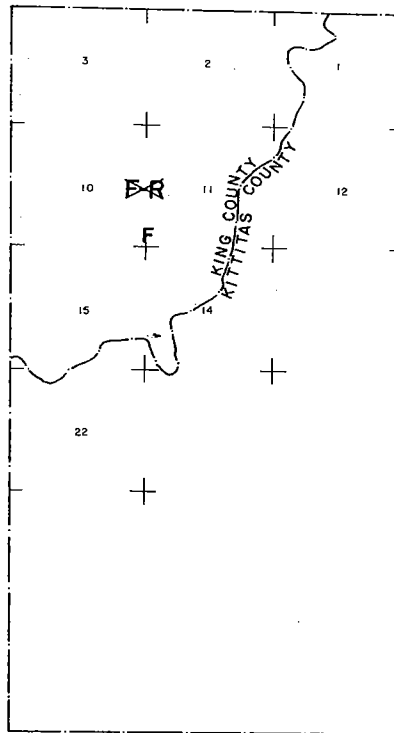
**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



**T24N R12E**  
 KING COUNTY ZONING MAP ORD. 25789  
 SCALE: 2 INCHES = 1 MILE

SECTION LINE	a	FLOOD HAZARD BOUNDARY	FHB
1/4 LINE	b (Ctr. Sec. Line)	SLIDE HAZARD BOUNDARY	SHB
1/16 LINE	c	ZONE BOUNDARY	—
1/64 LINE	d	SECTION CORNER	+



**T23N R12E**  
 KING COUNTY ZONING MAP ORD. 25789  
 SCALE: 2 INCHES = 1 MILE

SECTION LINE	a	FLOOD HAZARD BOUNDARY	FHB
1/4 LINE	b (Ctr. Sec. Line)	SLIDE HAZARD BOUNDARY	SHB
1/16 LINE	c	ZONE BOUNDARY	—
1/64 LINE	d	SECTION CORNER	+

T. 24 N., R. 12 E. and T. 23 N., R. 12 E.

## **24-13**

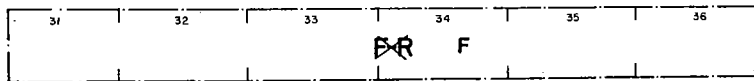
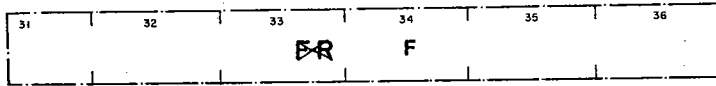
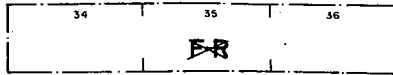
### **F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

## **Sections 24 $\frac{1}{2}$ - 11, 12, 13**

### **F-R to F**

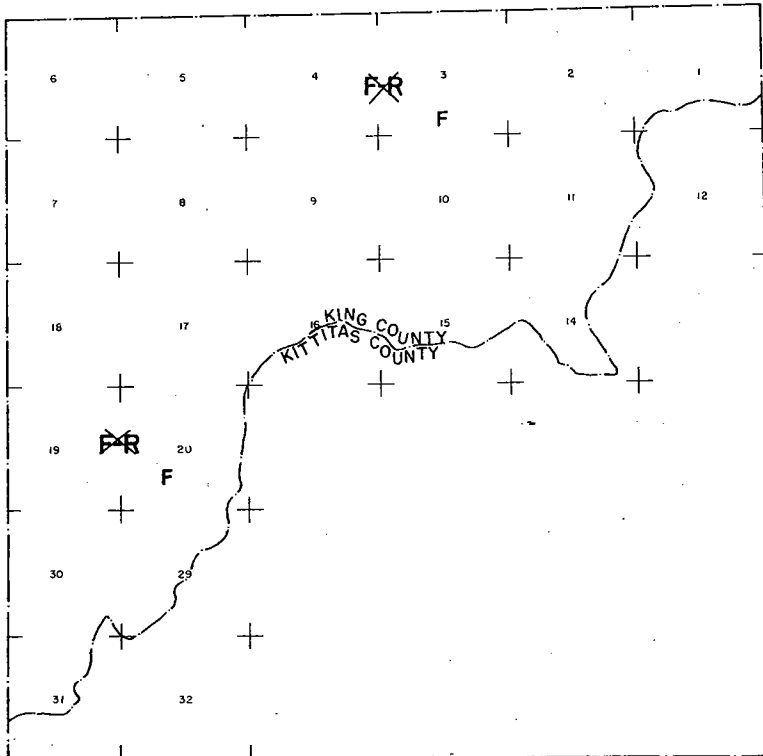
This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



**T24 1/2 N R. 11, 12, 13 E**  
 KING COUNTY ZONING MAP ORD. 25765  
 SCALE: 2 INCHES = 1 MILE

SECTION LINE a  
 1/4 LINE b (Cir. Sec. Line)  
 1/16 LINE c  
 1/64 LINE d

FLOOD HAZARD BOUNDARY FHB  
 SLIDE HAZARD BOUNDARY SHB  
 ZONE BOUNDARY  
 SECTION CORNER +



**T24 N R. 13 E**  
 KING COUNTY ZONING MAP ORD. 25769  
 SCALE: 2 INCHES = 1 MILE

SECTION LINE a  
 1/4 LINE b (Cir. Sec. Line)  
 1/16 LINE c  
 1/64 LINE d

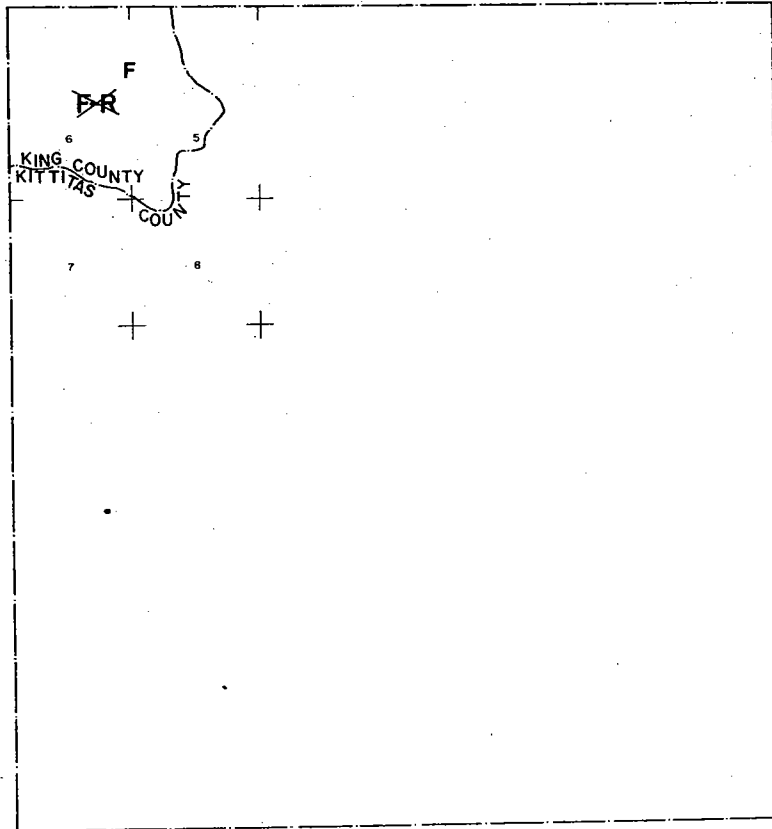
FLOOD HAZARD BOUNDARY FHB  
 SLIDE HAZARD BOUNDARY SHB  
 ZONE BOUNDARY  
 SECTION CORNER +

T. 24 1/2 N., R. 11, 12, 13 E. and T. 24 N., R. 13 E.

24-14

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



**T24N R14E**  
 KING COUNTY ZONING MAP ORD. 25769  
 SCALE: 2 INCHES = 1 MILE

SECTION LINE a  
 1/4 LINE b (Ctr. Sec. Line)  
 1/16 LINE c  
 1/64 LINE d

FLOOD HAZARD BOUNDARY  
 SLIDE HAZARD BOUNDARY  
 ZONE BOUNDARY  
 SECTION CORNER

FHB  
 SHB  
 +

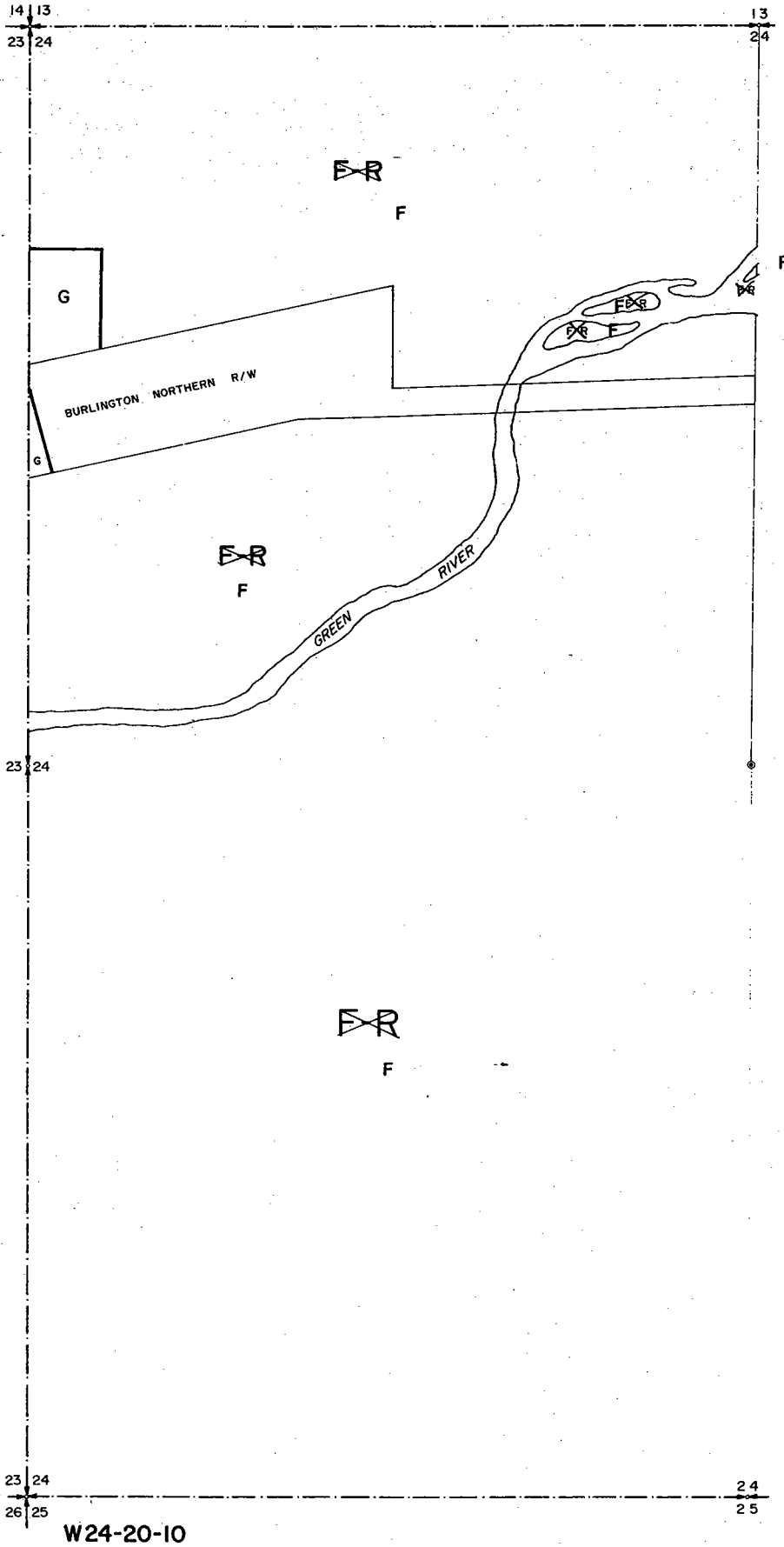


W 24-20-10

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

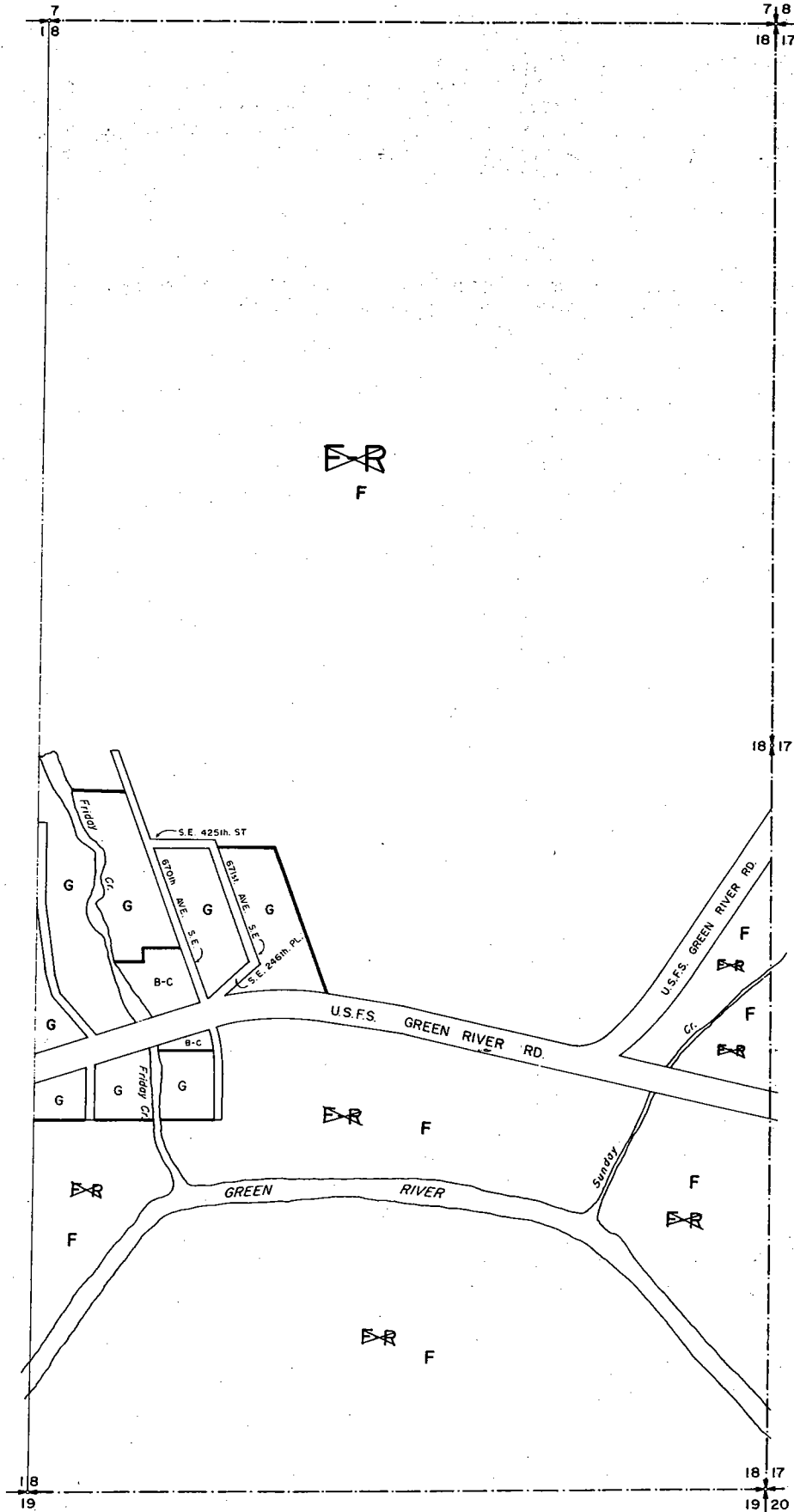
W 24-20-10



**E 18-20-11**

**F-R to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.



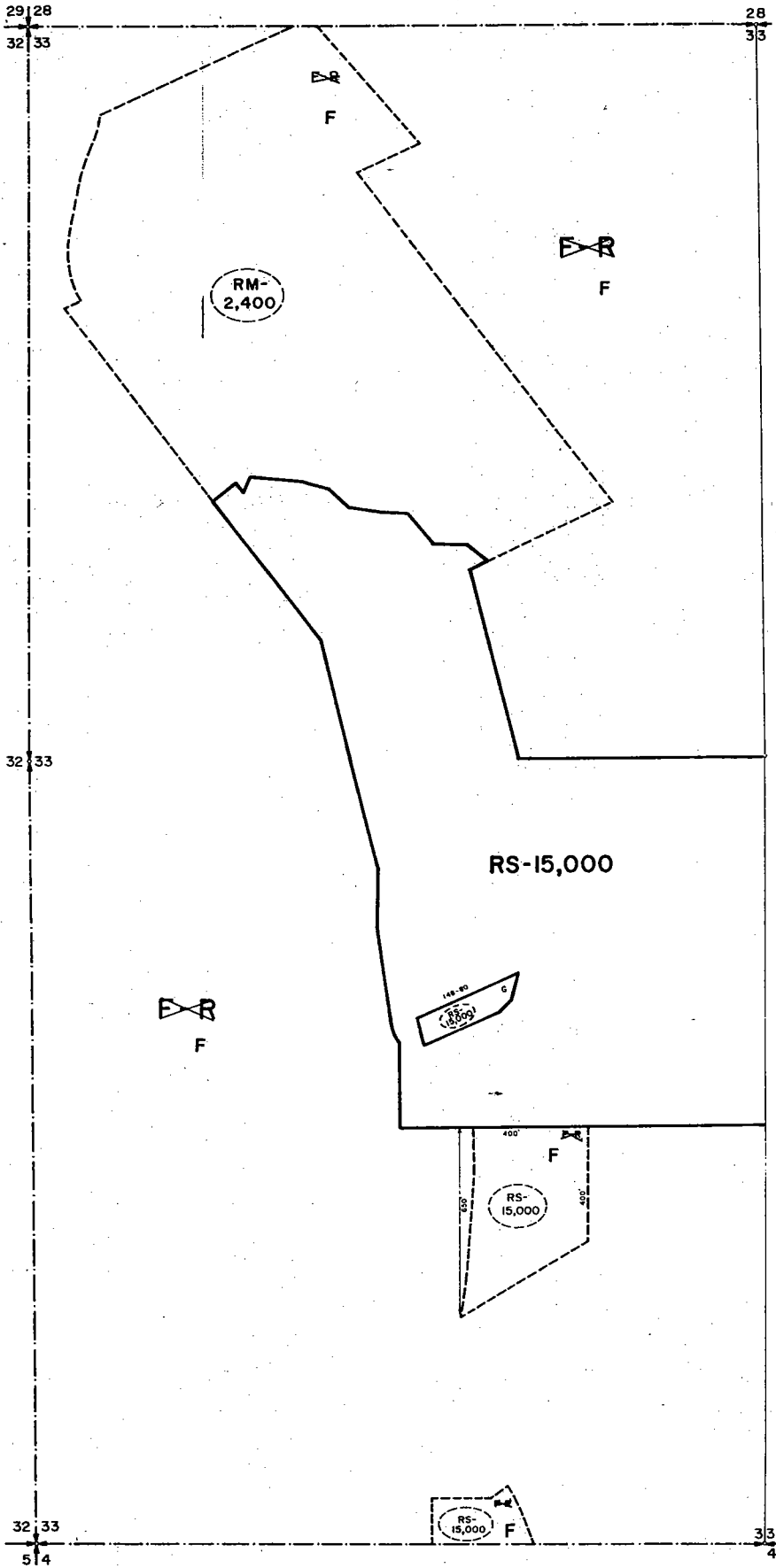
**W 33-23-11**

**F-R, F-R (RM-2400), F-R (RS-15,000) to F**

This zone change will protect lands upon which commercial forestry operations are conducted by eliminating conflicting land uses and by retaining the large tracts necessary for industrial forest management. This complies with Comprehensive Plan policies calling for the conservation of lands where the principal and preferred land use will be forest resource management.

**NOTE - The application of the F zone in the Snoqualmie Pass area will not affect pre-existing potential zone (RM-2400, RS-15,000) designations.**

W33-23-II



W33-23-II

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# APPENDIX A - ZONING CODE SYNOPSIS

## Chapter 21.08 RS Residential Single Family

Provides an area for single family dwellings and townhouses at urban densities and other related uses which contribute to a complete urban residential environment. These other uses, churches, schools, libraries, etc., are considered compatible with single family residential uses.

### RS 5000 - Dimensional Standards

min. lot area: 5000 sq. ft.\*  
min. lot width: 40 feet  
lot coverage: 35 percent  
front yard: 20 feet, key & transitional lots may be reduced to 15'  
side yard: 5 feet  
rear yard: 5 feet for dwelling units  
height: 30 feet; non-residential buildings may be increased by 1' for each foot of add'l side yard to a maximum of 50 feet

### RS 7200 - Dimensional Standards

min lot area: 7200 sq. ft.\*  
min. lot width: 60 feet  
front, side & rear yards; height & lot coverage same as RS 5000

### RS 9600 - Dimensional Standards

min. lot area: 9600 sq. ft.\*  
min. lot width: 70 feet  
front, side & rear yards; height & lot coverage same as RS 5000

### RS 15,000 - Dimensional Standards

min. lot area 15,000 sq. ft.\*  
min. lot width: 80 feet  
front, side & rear yards; height & lot coverage same as RS 5000

\*NOTE: In new subdivisions within the RS zone, clustering of lots and townhouses is permitted, provided the average allowable density is not exceeded.

## Chapter 21. RT Residential, Townhouse

Allows townhouses (single-family dwelling attached by common side walls) either on individually platted lots or on a commonly held site to provide a mix of attached and detached single-family housing and promote efficient use of land and energy in a residential environment.

### RT - Dimensional Standards

See text of Zoning Code for detailed performance standards.

## Chapter 21.18 SE Suburban Estate

Provides an area permitting uses and activities more rural, e.g., horses, private stables, chickens and agricultural crops, than is practical in the more concentrated urban areas.

### SE - Dimensional Standards

min. lot area: 35,000 sq. ft.  
min. lot width: 135 feet  
lot coverage: 35 percent  
residential building setbacks:  
front yard: 30 feet  
side yard: 10 feet  
rear yard: 10 feet  
height: 35 feet except for agricultural buildings

## Chapter 21.19 SC Suburban Cluster

Permits uses and activities more rural in character than practical in the more concentrated urban areas. Provides flexibility in individual lot size while maintaining a long-term low density character.

### SC - Dimensional Standards

Minimum lot area per dwelling unit: 10 acres except may be reduced through subdividing or short subdividing, subject to on site sewage disposal requirements. With public sewers, the minimum lot size is 9,600 square feet.

Lot dimensions/coverage/height/limits/yards/open space:

parcels over five acres: same as "A"  
parcels of five acres or less: same as SE  
Lots in multiple lot subdivisions and short subdivisions: same as nearest comparable RS classification lot area

Densities in multiple lot subdivision:

Parcels less than five acres: one dwelling unit per acre with sensitive area protection through lot clustering

Parcels with five or more acres: one dwelling unit per acre with lot clustering and reserve tract provision

## Chapter 21.20A RMHP Residential Mobile Home Park

Provides for a suitable living environment within a park-like atmosphere for families residing in mobile homes.

### RMHP - Dimensional Standards

minimum site area: one acre  
density: not to exceed 1 1/2 times surrounding density or nine units per acre, whichever is less.



## Chapter 21.20 SR Suburban Residential

Provides for the orderly transition of areas from a suburban to an urban character. Within this classification, small scale and intensive agricultural pursuits may be mixed with developing urban subdivisions.

### SR - Dimensional Standards

lot area: 5 acres except that the area may be reduced through subdividing:  
7200 or 9600 square feet with sewers, water, paved streets, curbs, sidewalks, drainage  
15,000 square feet with approved water and sewage systems, paved streets, walkways  
35,000 square feet with approved water and sewage disposal systems

min lot width: 330 feet unless platted  
front yard depth: 30 feet unless platted  
side yard depth: 10 feet unless platted  
rear yard depth: 10 feet unless platted  
lot coverage: 35 percent  
height: 30 feet except for agricultural buildings

## Chapter 21.21 GR Growth Reserve

Provides for limited residential growth adjoining existing supporting public facilities but reserves large tracts of open land for possible future urban or suburban growth.

### GR - Dimensional Standards

Minimum lot area: 20 acres except that the area may be reduced through subdivision with lot clustering; one exception allowed on previously created 2-10 acre parcels subject to conditions.

Maximum densities in subdivisions and short subdivisions:

GR-5: one dwelling unit per five acres with lot clustering and reserve tract provision;

GR-2.5: one dwelling unit per 2.5 acres with lot clustering and reserve tract provision;

Lot dimensions/lot coverage/height limitations and building setbacks: conform to the requirements of the nearest comparable RS, S, or A zone.

## Chapter 21.22 A Agricultural

Preserves agricultural lands and discourages the encroachment of urban type development in areas which are particularly suited for agricultural pursuits

### A - Dimensional Standards

min. lot area: 10 acres  
min. lot width: 330 feet  
lot coverage: 60 percent  
height: 35 feet except for agricultural buildings

Residential building setbacks:  
front yard: 30 feet  
side yard: 10 feet  
rear yard: 10 feet

## Chapter 21.24 G General

Regulates the use of land in areas generally undeveloped and not yet subjected to urban development pressures to prevent the improper location and intrusion of business and industrial uses.

### G - Dimensional Standards

min. lot area: SE uses 35,000 sq. ft. SR uses 5 acres. A uses 10 acres  
min. lot area/dwelling unit: 35,000 sq. ft. for single family  
min. lot width: 135 feet

Residential building setbacks:  
front yard: 30 feet  
side yard: 10 feet  
rear yard: 20 feet for dwelling units  
height: 30 feet except for agricultural buildings

## Chapter 21.25 G-5 General Five Acres

Provides for an area-wide rural character and prevents premature urban development in areas without adequate urban services and to preserve environmentally sensitive areas.

### G-5 - Dimensional Standards

Minimum lot area: five acres; one exception allowed on previously created 2-10 acre parcels subject to conditions.

Minimum lot dimensions: depth-to-width lot ratio no greater than 4-to-1.  
Height: 35 feet except for agricultural buildings

Residential building setbacks:  
front yard: 30 feet  
side yard: 10 feet

## Chapter 21.10 RD 3600 - Two-Family Dwelling

Permits low density multiple dwellings and duplexes.

### RD 3600 - Dimensional Standards

min. lot area: 7200 sq. ft.  
min. lot width: 60 feet  
lot coverage: 35 percent  
side yard: 5 feet  
front yard: 20 feet; key & transitional lots 15 feet  
rear yard: 5 feet for dwelling units  
height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

## Chapter 21.12 RM 2400 Medium Density Multiple-Dwelling

Establishes areas permitting a greater population density while maintaining a residential environment consistent with such density.

### RM 2400 - Dimensional Standards

min. lot area: 7200 sq. ft.  
min. lot width: 60 feet  
lot coverage: 50 percent  
side yard: 5 feet  
front yard: 20 feet; key & transitional lots 15 feet  
rear yard: 5 feet for dwelling units  
lot area/dwelling unit: 2400 sq. ft.  
height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

## Chapter 21.14 RM 1800 High Density Multiple-Dwelling

Provides a higher density for the accommodation of those who desire to live in a residential atmosphere without the necessity of individually maintaining a dwelling unit.

### RM 1800 - Dimensional Standards

min. lot area: 7200 sq. ft.  
min. lot width: 60 feet  
lot coverage: 50 percent  
front, side & rear yards: same as RM 2400  
lot area/dwelling unit: 1800 sq. ft.  
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space.

## Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling / Restricted Service

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services, professional and business offices.

### RM 900 - Dimensional Services

min. lot area: 7200 sq. ft.  
min. lot width: 60 feet  
lot coverage: 60 percent for residential uses  
front, side & rear yards: same as RM 2400  
permissible floor area: two times the area of lot; does not apply to dwelling units if the only use on the lot.  
lot area/dwelling unit: 900 square feet  
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space.

## Chapter 21.26 BN Neighborhood Business

Provides for shopping and limited personal service facilities to serve the everyday needs of the neighborhood.

### BN - Dimensional Standards

lot coverage: 100 percent  
height: 35 feet maximum  
permitted floor area: not more than total lot area

## Chapter 21.27 BR-N Mixed Business-Residential Neighborhood Scale

Provides for mixed commercial (retail and office) and residential use projects.

### BR-N - Dimensional Standards

lot area/dwelling unit: 2400 sq. ft.  
permitted floor area:  
1½ times buildable area of lot  
2 times buildable area with enclosed parking  
lot width: 60 feet

## Chapter 21.28 BC Community Business

Provides for the grouping of similar type enterprises including recreation, entertainment and general business activities, but excluding uses relying on outdoor sales. It is a further objective to concentrate a maximum variety of facilities as a contribution to the convenience of shoppers and patrons on a community-wide basis.

### BC - Dimensional Standards

coverage: 100 percent  
permitted floor area: not more than 3 times lot area  
height: 35 feet. Height may be increased 1' for each additional 1' of side and rear yards.

## Chapter 21.29 BR-C Mixed Business-Residential Community Scale

### BR-C - Dimensional Standards

lot area/dwelling unit: 900 sq. ft.  
permitted floor area: 2 times buildable portion of lot  
6 times if required parking is totally enclosed  
lot width: 60 feet

## Chapter 21.30 CG General Commercial

Provides for the grouping of enterprises which may involve some on-premise retail service but comprised primarily of those with outside activities and display or fabrication; assembling including manufacturing and processing in limited degree. These uses, if permitted to locate in strictly on-premise retail and service areas, would introduce factors of heavy trucking and handling of materials that destroy the maximum service and attraction of strictly retail areas.

### CG - Dimensional Standards

lot coverage: 100 percent  
permitted floor area: not more than 3½ times lot area  
height: 35 feet. Height may be increased 1' for each additional 1' of side and rear yards

## Chapter 21.32 ML Light Manufacturing

Provides for the heavier general commercial uses and for industrial activities and uses involving the processing, handling and creating of products, research and technological processes as distinguished from major fabrication. These uses are largely devoid of nuisance factors, hazard or, exceptional demands upon public facilities or services.

### ML - Dimensional Standards (except adjacent to R or S zones)

lot coverage: 100 percent  
permitted floor area: not more than 2½ times lot area  
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards

## Chapter 21.34 MP Manufacturing Park

Provides for industrial areas of high standards of operational development and environment. Standards of intensity of use and standards of external effects which will minimize traffic congestion, noise, glare, air and water pollution, fire and safety hazards are established in this classification.

### MP - Dimensional Standards

street property line setback: 25 feet  
side and rear yard setback: per landscape ordinance  
permitted floor area: not more than 2½ times the buildable area of the lot.  
height: 45 feet. Height may be increased 1' for each additional 1' of required open space.

See text of zoning code for detailed performance standards.

## Chapter 21.36 MH Heavy Manufacturing

Provides for industrial enterprises involving heavy manufacturing, assembling, fabrication and processing, bulk handling of products, large amounts of storage, warehousing and heavy trucking.

### MH - Dimensional Standards

lot coverage: 100 percent  
permitted floor area: not more than 2½ times lot area  
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards

## Chapter 21.38 FR Forestry and Recreation

Allows the development of forest land for the sustained production of forest products and the development of compatible uses such as recreation.

### FR - Dimensional Standards

min. lot area for building site: 35,000 sq. ft.  
min. lot width for building site: 135 feet  
front, side & rear yards: 20 feet  
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

## Chapter 21.42 QM Quarrying and Mining

Insures continued development of natural resources through inclusion of known deposits of minerals and material within a zone reserved for their development and production and allows for the necessary processing of such minerals and materials.

### QM - Dimensional Standards

min. lot area: 10 acres  
front, side & rear yards: 20 feet except if adjacent to R or S zone  
permitted floor area: not more than total lot area  
height: 45 feet. Height may be increased 1' for each additional 1' of setback from each property line.

See text of zoning code for detailed performance standards.

## Chapter 21.43 AOU Airport Open Use

Provides for economic uses and development of areas affected by major airports which are compatible with neighboring residential areas, designated open space areas and airport clear zone requirements.

## Chapter 21.46.060 Potential Zone

Recognizes the suitability of a location for a future type of use and the impracticability of precisely zoning the property until properly designed and planned.

## Chapter 21.46.150 P Suffix - Site Plan Approval

The requirement for site approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations or others to assure its compatibility with adjacent land uses as well as the community. All conditions stipulated as a result of an area zoning process or zone reclassification shall be reflected and/or included in the site plan submittal.

## Chapter 21.48 Zero-Lot-Line Provision

In new subdivisions or short subdivisions within an R, S or G zone, yard and lot width requirements may be varied in order to make better use of the lots including common wall construction, subject to conditions. The final subdivision must show exact size and location of structures proposed to be placed in an otherwise required open space or setback.

*See text of Zoning Code for detailed requirements.*

## Chapter 21.37 F Forest

Allows for the continued management of commercial forest resource lands through the establishment of large minimum lot sizes and the mitigation of adjacent conflicting uses through buffering.

### F - Dimensional Standards

min. lot area: 80 acres  
min setback: 100 feet (scaling stations excepted)

## Chapter 21.21 AR Rural

Provides for an area-wide rural character and prevents premature urban development in areas without adequate urban services. Establishes forestry and agriculture as preferred uses, and protects environmentally sensitive areas. The zone allows for lot clustering and density bonuses.

### AR - Dimensional Standards

min lot area: 5 acres (basic density)  
10 acres (areas adjacent to forest and agriculture production districts)  
2.5 acres (to be applied where existing lot pattern and level of services permits, as determined through the Community Plan process)  
min lot dimensions: depth to width lot ratio no greater than 4 to 1.  
height: 35 feet except for agricultural buildings  
setbacks: 35 feet (except for residential structures abutting an A-35, F, QM, or approved mineral extraction operation, which shall maintain a 100 foot setback)

## Chapter 21.50 Loading Areas and Off-Street Parking

Provides for parking requirements in all zone classifications.

*See text of Zoning Code for detailed requirements.*

## Chapter 21.51 Landscaping and Screening

Provides for landscaping in all zones.

*See text of Zoning Code or Bulletin #22.*

## Chapter 21.54.040 Flood Hazard Area

A hazardous situation may exist within an urban, suburban or rural area and in a residential, agricultural or industrial zone. No permit or license for structures or the development or use of land shall be issued by King County within a flood hazard area unless approved by the Manager of the Building and Land Development Division. Such approval shall be based on a review of the provisions set forth in the Chapter and the technical findings and recommendations of the Director of Public Works.

## Chapter 21.56 Planned Unit Development (Not a Zone)

Permits flexibility within a zone that will encourage a more creative approach in the development of land than a lot-by-lot development with the result that a more efficient and desirable use of land is produced. A minimum area of 1 acre is required.

*See text of Zoning Code for detailed requirements.*

## Chapter 21.35 A-10, A-35 Agriculture

Preserves agricultural lands and discourages encroaching urban development in areas particularly suited to agricultural pursuits. Allows marketing of agriculture products and the processing of agriculture products grown on site.

### A-10, A-35 - Dimensional Standards

min lot area: 10 acres (croplands)  
35 acres (lands suited to raising livestock)  
min lot dimensions: depth to width lot ratio of no greater than 4-1.  
height: 35 feet except for agricultural structures  
lot coverage: less than 1 acre - 35 percent max.  
1-5 acres - 25 percent max.  
5-10 acres - 15 percent max.  
lot acres - 10 percent max.

## APPENDIX B — RESOURCE LANDS POLICIES — KING COUNTY COMPREHENSIVE PLAN

Natural resources in King County include forests and farmlands, mineral, rock, gravel and coal deposits, and potential coal, oil and gas resources. These resources support industries that are an important part of King County's economy, providing jobs and needed products for local use and export. Farms and forest lands can also provide non-economic resource values such as scenic views and wildlife habitat. Because of their economic, cultural and open space benefits, Resource Lands are a major element of the growth and development pattern envisioned in the plan concept. The Comprehensive Plan Map designates Resource Lands which are primarily committed to agriculture and forestry for commercial purposes.

This chapter establishes policies to guide planning and regulation to conserve valuable farmlands, forest lands and mineral resources, and to encourage and promote their productive management by resource industries. King County recognizes that healthy resource industries are essential to long-term conservation of Resource Lands. Chapter Four, Environment and Open Space, contains policies addressing other natural resources, such as fisheries and water quality, and describes the relationship between Resource Lands and Open Space.

### I. GENERAL POLICIES

Resource industries are productive land uses to be encouraged throughout King County. In growing urban areas, however, many forces work against continued resource management and conservation of productive lands. Urban development adjacent or near productive lands increases land prices, and results in economic pressure to convert the land to urban uses. Nearby residents unfamiliar with the needs and practices of resource industries can also increase the cost and difficulty of doing business, through vandalism and careless damage to crops and machinery, forest fires, and objections to reasonable resource management activities. To be effective, a strategy to conserve productive lands and resource industries must establish land use policies and regulations which support resource industries' responsible management practices and limit the points of contact and potential conflict with incompatible uses. Encouraging efficient use of nonresource lands to reduce land consumption also will help protect Resource Lands.

Land use conflicts can be limited by designating the most productive lands as Resource Lands, to indicate that the preferred and encouraged land use is commercial resource management. Adjacent land uses can then be planned to prevent curtailment of long term farming, forestry and mining.

**RL-101** King County should conserve farmlands, forest lands and mineral resources for productive use by designating Resource Lands where the principal and preferred land uses will be commercial resource management activities. Land uses adjacent to designated Resource Lands should be designed and sited to ensure compatibility with resource management.

Resource districts for forestry and agriculture are described and mapped in the following sections of this chapter. These districts are the designated Resource Lands mapped on the Comprehensive Plan Map (Figure PC-1). These districts will be changed only through the plan map amendment criteria and community planning processes outlined in Chapter Three, Planning and Implementation. Designated Mining Sites will be mapped following preparation of a Mineral Resources functional plan.

Although King County will focus conservation efforts on designated Resource Lands, many productive lands and current resource management activities will not meet criteria for designation, including small farms and woodlots, as well as larger scale commercial farms, forests and mines. These activities on isolated parcels are surrounded by other uses that tend to discourage long term resource management, and most will convert to other uses eventually. As interim uses, however, they continue to produce valuable materials, and provide employment and non-economic values such as open space and wildlife habitat.

Resource lands which are or will be surrounded by development represent a unique planning circumstance. King County can use incentives to encourage conservation of farmlands and forest lands if the owners wish to continue resource management. Valuable mineral and aggregate resources also may be located where surrounding development makes the resource more difficult to extract or process.

**RL-102** Agriculture and forestry should be encouraged both within and outside of Agriculture and Forest Production Districts. Because of its significant impacts, mining should be encouraged primarily on designated Mining Sites, but may be permitted in other areas if adverse impacts can be adequately mitigated.

Resource Lands in King County include privately owned lands in unincorporated areas, as well as lands owned and managed by city, state and federal agencies. Resource conservation efforts, therefore, require a regional perspective and intergovernmental cooperation.

**RL-103** King County should work with cities, other public agencies, and private land owners to conserve public and private Resource Lands, and to encourage continued resource management.

Resource management practices that protect the environment also maintain the long-term productivity of the resource. Sound resource management practices include measures to prevent problems associated with surface water runoff, operation of forestry, farming and mining equipment, and truck traffic moving products to market.

**RL-104** Resource industries should use management practices that protect the environment and adjacent land uses, and maintain the long term productivity of the resource base.

Many resource management practices are regulated by federal and state laws (for example, the Surface Mining Reclamation Act). King County will not duplicate these laws, but will supplement federal and state laws where they do not adequately address specific local environmental or land use issues.

## II. FORESTRY

This section contains policies to conserve forest lands for productive forestry, and to encourage forest practices that protect the environment.

King County forest lands are highly productive for the cultivation of softwoods, especially Douglas Fir and Western Hemlock. The forest industry will continue to be an important part of King County's economy, providing lumber, firewood, paper and other wood products for local use and export, and providing jobs especially important to the economy of King County and the state. Forest lands also offer opportunities for significant aesthetic and environmental benefits, including clean air, control of storm water runoff, open space, wildlife habitat and outdoor recreation.

Most of the lands managed for commercial forestry in King County are found in large contiguous blocks with few intervening uses. These lands can best be conserved by encouraging commercial forestry as the principal long-term land use in designated Forest Production Districts, by preventing intrusion of incompatible uses, and by managing adjacent land uses to ensure continued compatibility with forestry. The districts mapped in Figure RL-1 provide the most productive environment for forestry, as they contain lands with productive soils, relatively few land use conflicts, ownership patterns and public service levels conducive to long-term forestry. Outside the districts, forestry also will continue in Rural Areas, where it is recognized as an important part of rural character. Some lands are also managed for forestry on isolated parcels in Urban and Transitional Areas, where there are potentially more conflicts with adjacent uses. King County will focus on conserving forest lands within designated Forest Production Districts, where continued commercial forestry is most likely, but will also encourage and support forestry in other areas of King County.

### A. Forest Production Districts

About one-half of the commercial forest land in King County is privately owned; the remainder is owned and managed by federal, state and local governments for timber production, outdoor recreation, municipal watersheds, wildlife habitat, aesthetics, open space, and other multiple uses.

Interest in converting both private and public forest land to urban uses increases as urban development occurs near forest areas, resulting in conflicts and rising land values. Increased population near forest areas brings greater risk of forest fires, vandalism to forestry and logging equipment, destruction of young trees, and increased residential traffic on narrow haul roads, presenting safety problems. Forest management in developed areas is also more costly, because of additional measures needed to ensure safety and prevent fire hazards.

Forest management is a long-term investment which produces little or no income until harvest time which occurs on a forty to sixty year cycle. Forest managers look to long-term land use and market trends, and other economic factors to determine the likelihood of producing income from another forest crop, and success will be more certain in areas where forest parcels are consolidated in large districts with few conflicting land uses.

To maintain consolidated areas of forestry with few intervening uses, King County, in cooperation with public and private forest land owners, has established Forest Production Districts based on the following factors:

1. Natural features including soils, topography, and climate are suited to commercial forest production;
2. The predominant land use is forestry;
3. The predominant parcel size is 80 acres or larger, allowing efficient forest management; and
4. Residential development is scarce adjacent to the district, and adjacent lot sizes enable siting of future dwellings to limit adverse impacts to forestry.

The King County Comprehensive Plan--1985 Technical Appendix contains more detailed information on these factors, including research by King County and input from the forest products industry.

The Forest Production Districts mapped in Figure RL-1 at the end of this chapter are also included as designated Resource Lands on the Comprehensive Plan Map, Figure PC-1. Boundaries follow a combination of natural features and survey lines. The districts are intended to be long-term designations, and will be changed only through amendments using the criteria and community plan process outlined in Chapter Three, Planning and Implementation.

**RL-201** The primary land use within Forest Production Districts should be commercial forestry. Other resource industries such as extraction and agriculture should be permitted within Forest Production Districts when managed to be compatible with forest management. Residential development should be discouraged within forest production districts (individual residences on existing parcels of land, however, are permitted).

**RL-202** Land uses adjacent to Forest Production Districts should be sited and designed to prevent conflicts with forestry. New residential development adjacent to Districts should be low density, and should be designed and sited to reduce potential conflicts between residences and adjacent forest lands.

Large forest parcels provide the best opportunities for efficient forestry. Zoning and subdivision regulations will establish requirements for the unique circumstances where a residential development would be necessary for the efficient operation of the forest resource, thereby reducing incompatible residential development.

The policies below are intended to allow very limited residential uses in designated Forest Production Districts, consistent with the objective of continuing forestry as the prime land use. Extensive and non-resource related residential development would only be permitted on forest lands if the Forest Production District designation were changed through a Community Plan amendment. See Chapter Three, Planning and Implementation, for policies addressing plan amendments.

**RL-203** Lands within Forest Production Districts should remain in large parcels and ownership patterns conducive to forestry. Any residential development in a Forest Production District should be for specific forestry related purposes, and should only be permitted in unique circumstances which contribute to continued forest management practices.

Residences in Forest Production Districts are needed so forest managers can live on their land. Other specific cases when residential units are allowed will be listed in the Forestry zone. Residential structures within Forest Production Districts must be designed and sited to minimize problems for forestry operations, including provisions for fire prevention, and an on-site water supply that will not be affected by nearby forest practices such as clear-cutting or use of herbicides.

**RL-204** Residences within Forest Production Districts should be designed and sited to maintain the productivity of the district. Design measures and site plan requirements should be used to provide for fire control and to prevent conflicts with forest management.

**RL-205** A private dwelling in a Forest Production District should have an on-site domestic water supply which will not be adversely affected by nearby forest practices, such as clearcutting or use of herbicides.

In addition to economic value, forest lands have tremendous recreational value. Both public and private lands provide opportunities for fishing, hiking, hunting, and other forms of outdoor recreation. Some private forest landowners have open gate policies to permit public access. Although day use and interpretive centers can be compatible with long-term forestry, other types of recreation may interfere with forestry production. King County works with private and public forest owners to encourage recreation and other uses compatible with forestry; for example, through review and comment on public forestland management plans and public land trades.

**RL-206** King County should encourage public and private forest managers to provide for recreation and other multiple uses within Forest Production Districts, compatible with productive forestry and other resource management goals.

Commercial/recreational or institutional developments such as conference centers, ski areas and associated hotels allow more people to enjoy the aesthetic benefits of forest lands, and are desirable when compatible with continued forestry on adjacent lands.

**RL-207** A commercial/recreational or institutional development in a Forest Production District should be compatible with long term forestry and other resource management activities. A discretionary review process should be used to ensure that building siting, size, design and supporting public facilities limit impacts to surrounding forest management activities. Adjacent forest managers should be invited to identify potential conflicts and mitigating measures.

In addition to preventing land use conflicts within and adjacent to Forest Production Districts, King County can work with other public agencies and service providers to encourage forestry within districts.

**RL-208** King County should encourage continuing forestry within Forest Production Districts by:

- a. Supporting land trades that result in consolidated forest ownerships;
- b. Locating utilities and roads to prevent disruption to forestry; and
- c. Working with forest managers to identify and develop other incentives for continued forestry.



- RL-209** Establishment or expansion of special purpose taxing districts and local improvement districts in Forest Production Districts should be strongly discouraged unless they directly benefit forestry.

Tax incentives for forest lands are offered by the Washington State Timber Tax Program (R.C.W. 84.33) which significantly reduces annual property taxes in exchange for a tax on the harvest. Parcels too small to qualify for the state program may be considered for benefits of the open space current use tax program (R.C.W. 84.34) administered by King County.

## **B. Forestry Outside of Districts**

Some commercial forests and productive forest lands are found outside Forest Production Districts. Although these lands are not designated for conservation as Resource Lands, existing timber stands will be harvested, and some may be replanted for commercial forestry. Forestry is a desirable activity anywhere in King County when conflicts with adjacent land uses can be avoided. In Rural Areas, forestry adds to rural character and local jobs. In Urban Areas, forestry provides greenery and wildlife habitat between harvests.

Continued forestry in Rural Areas will be encouraged through rural zoning that maintains low densities and treats forestry as a permitted use. In Urban Areas where continued forestry will be most difficult because of the type and amount of development being encouraged there, King County can provide additional incentives to conserve forest lands. For example, density bonuses may be an incentive for cluster developments that conserve a parcel of productive forest land. When opportunities for continued forestry are assured through plat restrictions or conservation easements, King County can plan adjacent land uses and facilities to reduce conflicts for forestry. Open space tax benefits are also appropriate in Urban and Rural Areas, as forest lands serve as greenbelts and provide other open space benefits.

- RL-210** King County should offer incentives to encourage conservation of forest lands in Urban, Transitional and Rural Areas. When conservation of a forest parcel is assured, adjacent land uses, utilities and transportation should be designed to reduce conflicts with forestry.

## **C. Forest Practices**

Forestry, as any industry, must be conducted in a manner that protects the environment and minimizes adverse impacts to adjacent land uses. Potential environmental problems can be avoided, for example, by designing and maintaining logging roads to prevent excessive soil erosion and stormwater runoff, and by maintaining streamside vegetation to protect water quality, fish and wildlife habitats. Impacts to adjacent land uses can be reduced, for example, by operating equipment and trucks to ensure safety.

King County works with state and federal agencies to encourage forest practices that protect the environment. Forest practices must comply with the Washington State Forest Practices Act (R.C.W. 76.09), and in designated Shoreline Environments must also comply with the requirements of King County's Shoreline Management Master Program administered by King County. These laws are designed to protect water quality, shorelines, fish and wildlife habitat, and the public's opportunity to enjoy these resources.

**RL-211 Forest land should be managed to maintain its productive qualities, to protect air and water quality, fisheries, and to minimize adverse impacts on adjacent lands uses.**

### **III. AGRICULTURE**

This section contains policies to conserve farmland and encourage continued agriculture, and to encourage agricultural practices that protect the environment.

Productive farmland is an irreplaceable and limited natural resource in King County; less than 50,000 acres remain in agriculture. King County residents have consistently supported efforts to preserve good farmland and active farms for the value of local crops, dairying and livestock, and for scenic and historic values. In 1979, voters approved a measure to buy farmland development rights, indicating a significant public commitment to preserve farmlands. Farming offers variety in the County's living and working environments. It is also the most appropriate land use in floodplains.

King County's best farm soils and most profitable commercial farms are usually found in contiguous blocks with few non-agricultural uses. These areas, mapped in Figure RL-2 as Agricultural Production Districts, present the fewest land use conflicts for agriculture, contain agricultural support activities, and provide the best environment for farming in King County. Some undeveloped parcels with good soils or active individual farms are also found outside of these districts, surrounded by nonresource land uses, but contributing to community diversity. King County will focus its strongest efforts to conserve lands within designated Agricultural Production Districts where continued agriculture is most likely, but will also encourage and support continued agriculture outside of districts where possible.

#### **A. Agricultural Production Districts**

Agriculture is most productive in large agricultural communities where neighbors support agriculture and where labor, farm supplies and market systems for farm products are available. Agriculture can conflict with urban development, unless both land uses are carefully managed, as urban residents may trespass, damage crops and animals, and may object to the noise of farm animals and machinery, or farm odors. By establishing Agricultural Production Districts, potential land use conflicts can be limited to the district boundaries, and adjacent land uses can be planned to reduce problems for agriculture.

King County has established Agricultural Production Districts to maintain contiguous farming communities, based on the following factors:

1. Soils are capable of productive agriculture (Class II and III soils);
2. Land is undeveloped or contains only farm-related structures;
3. Parcel sizes are predominantly 10 acres or larger; and
4. Much of the land is used for agriculture, or has been in agricultural use in the recent past.

The Agricultural Production Districts mapped in Figure RL-2 at the end of this chapter are also included on the Comprehensive Plan Map as designated Resource Lands. The King County Comprehensive Plan--1985 Technical Appendix provides detailed information on criteria for establishing districts. The districts are intended to be long term designations, and will be changed only through amendments to the Comprehensive Plan, using the criteria and process outlined in Chapter Three, Planning and Implementation.

**RL-301** Agriculture should be the principal land use within Agricultural Production Districts. Permanent construction within agricultural districts should be limited to farm residences, farm buildings, and direct marketing farm stands, and should not disrupt agriculture within the district.

**RL-302** Land uses adjacent to Agricultural Production Districts should be designed to minimize conflicts with agriculture. Residential developments should be low-density and should be clustered, screened and fenced to increase distance between housing and agriculture, and discourage trespass. Commercial and industrial developments adjacent to districts should minimize traffic, noise and pollution impacts on agriculture.

Large parcels are necessary in Agricultural Production Districts, to provide for efficient agriculture, and to strongly discourage non-agricultural residential development in districts. Residences for farmland owners and agricultural workers are permitted.

**RL-303** Lands within Agricultural Production Districts should remain in large parcels and ownership patterns conducive to agriculture. In areas particularly suitable for livestock (such as dairying) any subdivision should create parcels of 35 acres or larger, or limited clusters of lots at an average density of one lot per 35 acres. In other agricultural areas, the minimum parcel size should be 10 acres, with clusters at an average density of one lot per 10 acres. However, until the farm bond program is completed, appraisals for land to be acquired under the program should be based on the zoning in effect at the time the Comprehensive Plan is adopted. When clustering is used in Agricultural Production Districts, the clusters should be arranged to protect large tracts for productive farming, minimize conflicts with continued agriculture and be consistent with public facility and service requirements.

**RL-304** King County should provide incentives to encourage continued agriculture within Agricultural Production Districts, including managing adjacent land uses and public actions to minimize disruption of agricultural productivity.

Other appropriate incentives include open space taxation, exemptions from utility assessments, and purchase of development rights for agricultural lands.

Given the very limited amount of agricultural land in King County, public road and utility projects must be designed and routed to maintain maximum farm acreage within districts, and to prevent disruption to agriculture. Roads that have adequate shoulders and signs to protect farm equipment from faster vehicles, for example, reduce conflicts with agriculture. Utilities in Agricultural Production Districts are sometimes needed for the planned agricultural land uses, but associated costs and impacts of utilities designed for urban uses interfere with agriculture. Utility district annexation proposals, including water, wastewater, and drainage must therefore ensure that levies, assessments and services are consistent with preservation of long-term agriculture. (Chapter 8, Facilities and Services, contains policies requiring special district plans to be consistent with land use plans.)

**RL-305** Public services and utilities within and adjacent to Agricultural Production Districts should be designed to prevent negative impacts on agriculture and to maintain total farmland acreage, as follows:

- a. Water lines and mains, sewer lines and interceptors, and other public facilities should avoid crossing Agricultural Production Districts unless their purpose is to provide service necessary for agriculture and they can be installed at times which minimize negative impacts on seasonal agricultural practices;
- b. Roads that cross Agricultural Production Districts should be aligned, designed and maintained to minimize negative impacts on agriculture and support farm traffic; and
- c. In rare cases when facilities meeting urban needs must intrude into Agricultural Production Districts, they should be built and located to prevent disruption of agricultural activity. If any land is removed from production, service providers should replace it elsewhere in the district, by improving soils, or by consolidating small adjacent parcels for inclusion in the district to the extent possible.

Parks and farms are not necessarily good neighbors, since park users can trespass and damage crops, animals, and farm equipment. Recreation near and within districts can be planned to prevent trespass. A park located across a river or ravine from an Agricultural Production District or a farm, for example, would have a pleasant view of farmland without encouraging trespass.

**RL-306** Public parks should not normally be located within Agricultural Production Districts. Existing undeveloped park sites within districts should be developed for uses that are compatible with agriculture. Parks adjacent to districts should be designed to minimize trespass and prevent conflicts with agriculture.

Some of King County's most productive farmlands are adjacent to cities, and some have already been annexed. King County's farmland preservation efforts will be more effective if coordinated with city programs.

**RL-307** King County should work with cities to conserve agriculture and farmland in Agricultural Production Districts. Land within Agricultural Production Districts should only be annexed to cities or incorporated when agricultural protection is assured, such as through an interlocal agreement.

## **B. Agriculture Outside of Districts**

Some productive soils and active farms are found outside of the designated Agricultural Production Districts. Although these isolated farms are not designated for conservation as Resource Lands, King County can offer incentives for conservation and continued farming. Farms throughout King County are desirable for the scenic beauty they provide; they also contribute needed farm products. Many farms are in Rural Areas and those portions of Urban Areas where low-density land uses present fewer conflicts with agriculture. Continued farming on such parcels is encouraged through residential zoning that maintains large lots and low densities, and treats farming as a permitted use.

In Urban Areas where medium to high density land uses make farming on lands outside of districts difficult, King County can offer incentives to encourage farming. For example, density bonuses may be an incentive for cluster developments that conserve a parcel of productive farmland. When opportunities for continued farming are assured through plat restrictions or conservation easements, King County can plan adjacent land uses to reduce conflicts for farming. Open space tax benefits are also appropriate, since farms in Urban, Transitional and Rural Areas serve as greenbelts and provide other open space benefits.

**RL-308** King County should offer incentives to conserve farmlands outside of Agricultural Production Districts. When permanent conservation of a parcel of farmland is assured, adjacent land uses, utilities and transportation should be designed to minimize conflicts with farming.

### **C. Agricultural Practices**

Agricultural practices that maintain the productivity of the lands also protect environmental quality. Water quality and stream habitat can be protected through farming practices that prevent erosion, retain bank vegetation, avoid stream bank collapse, properly dispose of animal wastes, and prevent excessive surface water runoff. King County works with state and federal agencies to encourage farming practices that protect the environment.

**RL-309** Agriculture should be managed to maintain water quality, protect fisheries and prevent erosion of valuable agricultural soils.

APPENDIX C- ADOPTED A (AGRICULTURE), AR (RURAL), AND  
F (FOREST) ZONES

PCYB/AY

April 30, 1986  
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INTRODUCED BY: SULLIVAN, NORTH

PROPOSED NO.: 86 - 28

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ORDINANCE NO. 7636

AN ORDINANCE relating to zoning; adding a new chapter for the A-10 and A-35 Agricultural classification.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Purpose of classification. Productive farmland is an irreplaceable and limited natural resource in King County. Other lands within King County in terms of location, geological formation and chemical and organic composition are not well suited to agricultural uses. King County, therefore, finds it essential to preserve agricultural land and encourage its use for agriculture. The purpose of this classification and its application is to accomplish this objective by permitting primarily such uses as relate to agricultural production and establishing a high minimum lot area standard which will retain parcels large enough to manage for agriculture, while discouraging nonagricultural development. This zone is applied generally to lands within agricultural production districts designated by the comprehensive plan.

SECTION 2. Permitted uses. In an A-10 or A-35 zone, the following uses only are permitted:

A. Growing and harvesting agricultural crops, as well as the structures necessary for these activities, which includes structures for propagation, equipment, supplies and storage;

B. Keeping and raising of livestock and small animals, including all kinds of stables regardless of size but, not including commercial kennels;

1 C. Processing of agricultural products, provided the  
2 products are raised on-site;

3 D. Marketing of agricultural products raised on the  
4 premises, provided that the square footage for a farm stand not  
5 including storage areas shall not exceed five hundred square  
6 feet of floor area, and customer parking is provided on-site;

7 E. Housing for one family and accessory buildings and uses  
8 as enumerated in K.C.C. 21.08.030;

9 F. Accessory housing in separate structures to accommodate  
10 agricultural workers and their families employed on the  
11 premises, provided:

12 1. Such facilities are only permitted on holdings  
13 containing ten acres or more;

14 2. These housing facilities shall not be rented or leased  
15 to the public at large;

16 3. The sewage disposal and water supply are approved by  
17 the department of public health;

18 4. These housing facilities are accessory to the main  
19 dwelling and cannot be subdivided and made into a primary  
20 dwelling;

21 5. Only one accessory dwelling unit is permitted on  
22 parcels between ten and twenty acres in size. Two accessory  
23 dwelling units are permitted on parcels in excess of twenty  
24 acres;

25 G. Home occupations, provided:

26 1. The home occupation is clearly incidental and  
27 secondary to the use of property for agricultural purposes;

28 2. The home occupation has no display or sign not already  
29 permitted in the zone;

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1           3. The home occupation has no outside storage nor other  
2 exterior indication of the home occupation or variation from  
3 character of the area;

4           4. The home occupation does not require the installation  
5 of heavy equipment, large power tools or power sources not  
6 common to an agricultural area;

7           5. The home occupation does not create a level of noise  
8 vibration, smoke, dust, odors, heat or glare beyond that which  
9 is common to an agricultural area;

10          6. The home occupation does not create a level of parking  
11 demand beyond that which is normal to an agricultural area;

12          7. On-site sales shall be incidental to the main purpose  
13 of the home occupation;

14          8. The home occupation does not involve the use of any  
15 type of hazardous materials for which the Uniform Fire Code  
16 would require the issuance of a permit;

17          9. Any required sewer or water permits are obtained from  
18 Seattle-King County Department of Public Health.

19          10. Occasional and temporary employees may be permitted by  
20 an administrative conditional use permit issued for a cottage  
21 industry.

22           H. Agricultural Research farms.

23           SECTION 3. Unclassified uses. Only the following  
24 unclassified uses may locate in an agricultural classification  
25 pursuant to the issuance of an unclassified use permit as  
26 provided in Chapter 21.60:

27           A. Jail farms or honor farms, publicly owned and used for  
28 rehabilitation of prisoners;  
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1 B. Booster stations or conversion plants with the necessary  
2 buildings, apparatus or appurtenances incident thereto of public  
3 utilities or utilities operated by mutual agencies, provided the  
4 applicant demonstrates that the proposed use should be sited in  
5 an agricultural area. Distribution mains are permitted without  
6 an unclassified use permit;

7 C. A farm store in excess of 2500 square feet, subject to  
8 all of the provisions for a conditional use permit for a farm  
9 store.

10 SECTION 4. Conditional uses. The following conditional  
11 uses only may locate in an agricultural classification pursuant  
12 to the issuance of a conditional use permit as provided in  
13 Chapter 21.58:

14 A. Marketing, through a farm store, of agricultural  
15 products raised on and off premises, provided the following  
16 minimum standards are met:

17 1. The retail sales floor area of the farm store shall  
18 not exceed 2,500 square feet;

19 2. No more than 40 percent of the average annual gross  
20 sales of agricultural products sold through the store over a  
21 five year period shall be derived from products not grown or  
22 produced in King County. At the time of the initial  
23 application, the applicant shall submit a reasonable projection  
24 of the source of product sales;

25 3. Sales through a farm store shall be limited to the  
26 sale of agricultural products and plants only;

27 4. Storage areas in excess of the retail sales area may  
28 be included in the farm store structure or in any accessory  
29 building.  
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1           5. Parking areas shall be provided at the ratio of one  
2 stall per 200 square feet of retail space;

3           6. Hours of operation shall be limited to the hours from  
4 7:00 a.m. to 9:00 p.m. during the months of May through  
5 September and 7:00 a.m. to 7:00 p.m. during the months of  
6 October through april. Outside lighting is permitted, provided  
7 no off-site glare is allowed;

8           7. Noncontiguous lands within King County may be  
9 assembled by an individual farmer or group of farmers for the  
10 purposes of establishing a source of local products to be sold  
11 in a farm store on one of the properties.

12           B. Commercial use of buildings listed on the National  
13 Register as an historic site or designated as a King County  
14 landmark, provided:

15           1. Gross floor area of the building additions or new  
16 buildings involved in the conversion shall not exceed twenty  
17 percent of the gross floor area of the historic or landmark  
18 buildings;

19           2. Any construction required for conversion which affects  
20 significant features of the property protected pursuant to  
21 Ordinance 4828 and KCC 20.62 shall require certification of  
22 appropriateness from the King County landmarks commission;

23           C. Radio, microwave or television transmitters, towers and  
24 appurtenances, provided:

25           1. Sufficient setbacks or easements are provided to  
26 protect improvements on adjacent property in the event of tower  
27 collapse;

28           2. Public access to towers is precluded.

29           3. Vehicle access and utility corridors are shared  
30 whenever possible;

1 D. Cottage industries, provided the following conditions  
2 are conformed to:

3 1. The cottage industry shall be incidental to the use of  
4 the property for agricultural purposes and shall be less than  
5 fifty percent of the living area of the main dwelling. This  
6 fifty percent square footage limitation includes outdoor  
7 assembly and storage areas but not required parking areas:

8 2. The following uses shall not be allowed:

9 a. Any activity which might result in excessive noise,  
10 smoke, dust, odors, heat or glare beyond that which is common to  
11 an agricultural area. The proposed use shall conform to the  
12 maximum permissible sound levels under K.C.C. Chapter 12.88.  
13 The zoning adjustor may require an applicant to provide sound  
14 level tests demonstrating such conformance;

15 b. Use of manufacture of products or operations which  
16 are dangerous in terms of risk of fire, explosion, or hazardous  
17 emissions;

18 c. Any other use deemed incompatible with an  
19 agricultural area, subject to the review of the zoning adjustor;

20 3. Landscaping shall be required to screen parking areas  
21 and outside storage from the view of adjacent landowners and  
22 county roads;

23 4. Increased setbacks or additional screening may be  
24 established by the zoning adjustor to ensure that any proposed  
25 structure is compatible with the surrounding residential or  
26 agricultural area;

27 5. Any required sewer and water permits are obtained from  
28 Seattle-King County Department of Public Health;

29 6. All sales directly from the premises shall be an  
30 incidental use;

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7. The allowable size of equipment used by the cottage industry shall be subject to the review of the zoning adjustor;

D. Bed and breakfast guesthouse provided:

1. The bed and breakfast guesthouse operations shall be located only on the premises of the permanent residence of the operator(s);

2. The guesthouse operation shall be compatible with the agricultural character of the area;

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

4. Serving meals to paying guests shall be limited to overnight lodgers;

5. The wastewater disposal facility and the domestic water supply serving the guesthouse shall be subject to the approval of the Seattle-King County Department of Public Health;

6. Approval of any food service facilities must be obtained from the Seattle-King County Department of Public Health.

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

E. Public parks, provided the parks are designed to prevent trespass to adjacent farms through appropriate screening, barriers and other means;

F. Fire stations, provided that the use is shown to be necessary in this zone;

1        SECTION 5. Signs. Signs are permitted, subject to the  
2 following conditions;

3        A. One nameplate sign containing the name of the occupant  
4 of the premises, not exceeding two square feet;

5        B. Signage for permitted use, not exceeding thirty-two  
6 square feet in total area, provided such sign shall not be  
7 located in any required yard or open space on the premises if  
8 higher than six feet from ground level; such signage may be lit  
9 but shall not have blinking or moving elements;

10       C. One unlighted double-faced sign, not exceeding six  
11 square feet of area per face, pertaining only to the sale, lease  
12 or hire of only the particular building, property or premises  
13 upon which displayed;

14       SECTION 6. Lot area and lot area per dwelling unit.

15       A. There are established two minimum required lot areas  
16 which as to their location shall be identified on the zoning map  
17 by the designations A-35 and A-10, as follows:

18           1. The minimum required lot area in an A-35 zone shall be  
19 thirty-five acres;

20           2. The minimum required lot area in an A-10 zone shall be  
21 ten acres.

22       B. Any substandard lot may be used for any use permitted in  
23 this classification, subject to the limitations of the use.

24       C. The area of individual lots also may be reduced without  
25 lot clustering provided the average size of all lots meets the  
26 requirements of the zone. No more than one hundred thirty-five  
27 percent of the minimum required lot area may be credited to any  
28 oversized lot when calculating average lot area, and no  
29 oversized lot used for lot averaging shall be further  
30 subdivided. Lot averaging shall not be permitted if public  
31 facilities and services are needed beyond those normally  
32 required by full-sized lots in the zone;

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1 D. In multiple lot subdivisions and short subdivision the  
2 area of individual lots may be reduced, subject to the lot  
3 clustering requirements contained in Section 7, provided the  
4 average of the area in lots plus the area within the subdivision  
5 or short subdivision designated as an open tract divided by the  
6 total number of lots is not less than the minimum lot area  
7 requirement of the zone in which the property is located.

8 E. All building lots must be capable of meeting health  
9 department requirements for long-term, on-site sewage disposal,  
10 or be served by an approved public or community disposal  
11 system. A public water supply shall be provided and be approved  
12 by the health department, when any lot in the subdivision or  
13 short subdivision contains less than five acres.

14 SECTION 7. Lot clustering provisions.

15 A. For the purposes of this chapter, "open tract" means  
16 that portion of a proposed subdivision or short subdivision in  
17 an A zone which is designated for permanent open space,  
18 consistent with the definition specified in K.C.C. 21.04.216, as  
19 a result of lot clustering. After a site is initially divided  
20 pursuant to this chapter, the open tract may be retained by the  
21 subdivider, conveyed to residents of the other lots, or conveyed  
22 to a third party. Regardless of who owns the open tract, it  
23 shall not be subdivided, and all other provisions set forth in  
24 this chapter shall apply to it.

25 B. On open tracts, one primary dwelling, which must be  
26 included in overall density calculations for the subdivision or  
27 short subdivision, shall be permitted, plus all accessory  
28 residential, agricultural and forestry uses permitted in the  
29 zone, and excluding unclassified uses.

30 C. Subdivisions or short subdivisions in which lot  
31 clustering is used shall meet the following criteria:  
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1           1. No more than eight lots of less than ten acres shall  
2 be allowed in a cluster. Clusters containing lots smaller than  
3 ten acres, whether in the same or adjacent subdivisions or short  
4 subdivisions, shall be separated by an intervening open space  
5 buffer or public right-of-way.

6           2. In no case shall any new lot be less than 35,000  
7 square feet;

8           3. No open tract or oversize lot used to compute density  
9 shall be further subdivided;

10           4. The Building and Land Development Division may  
11 condition the location and design of structures to accomplish  
12 the purposes of this chapter;

13           5. Clustering shall not be permitted if public facilities  
14 and services are needed beyond those normally required by  
15 non-clustered development at the density otherwise allowed in  
16 the zone.

17           SECTION 8. Lot dimensions. In both the A-10 and A-35  
18 zones, no building lot shall be created which has a  
19 depth-to-width ratio greater than four-to-one;

20           SECTION 9. Height of structures. In any A zone, no  
21 residential building shall exceed a height of thirty-five feet,  
22 except that agricultural and permitted specialized structures  
23 may exceed this height limit. For structures in excess of 35  
24 feet, there shall be one-foot setback from property lines for  
25 each foot of height in excess of 35 feet;

26           SECTION 10. Permissible lot coverage. All buildings,  
27 including accessory buildings and structures and any area used  
28 to provide parking space, shall not cover more than thirty-five  
29 percent of the lot where the lot is less than one acre in size;  
30 not more than twenty-five percent of the lot where the lot is  
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1 greater than one acre but less than five acres in size; not more  
2 than fifteen percent of the lot where the lot is greater than  
3 five acres but less than ten acres in size; and not more than  
4 ten percent of the lot where the lot is larger than ten acres in  
5 size;

6 SECTION 11. Placement of building structures and uses.

7 A. Any building or structure shall observe a distance of  
8 not less than ten feet from any side or rear property line.  
9 Where a greater distance is required as a condition by the  
10 establishment of a permitted conditional or unclassified  
11 building or use, such greater distance shall prevail;

12 B. Any pen, milking shed, cage, aviary, animal run or  
13 structure to contain, house or feed livestock, other than  
14 railroad loading pens, shall not be located closer than  
15 thirty-five feet to any property line;

16 C. Open air storage of manure, hay, straw, shavings or  
17 similar organic materials shall maintain a distance of not less  
18 than thirty-five feet from any property line.

19 D. Residential and nonanimal permitted structures within  
20 any A zone shall observe a thirty-foot front yard setback.

21 INTRODUCED AND READ for the first time this 13th day  
22 of January 1986.

23 PASSED this 19th day of May, 1986.

24 KING COUNTY COUNCIL  
25 KING COUNTY, WASHINGTON

26 Audrey Dinger  
27 Chair

28 ATTEST:

29 Dorothy M. Quinn  
30 Clerk of the Council

31 APPROVED this 28th day of May, 1986.

32 Jim Hill  
33 King County Executive



June 17, 1986  
8565A:HMc:clt

INTRODUCED BY: SULLIVAN, NORTH  
PROPOSED NO.: 86 - 27

ORDINANCE NO. 7661

AN ORDINANCE relating to zoning; creating a new zone classification known as A-R (Rural Area).

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Purpose of classification. The purpose of the A-R classification is to provide a tool for implementing comprehensive and community plans which call for an area-wide long-term rural character and a level of roads, schools, utilities, and other public facilities and services consistent with rural needs, while allowing residential and tourism, recreation and resource-based uses which do not disrupt rural uses of property, such as forestry and compatible agricultural activities. To further these purposes, residential densities and permitted uses are limited to those able to be supported adequately by rural service levels; densities and uses also are limited to minimize conflicts with rural and natural resource-based uses; and increased setbacks or buffering are provided adjacent to designated forestry or mining zones or approved mineral extraction operations.

The A-R classification is intended to be applied to lands within rural areas designated by the comprehensive plan. While the comprehensive plan calls for a normal rural residential density of one dwelling per five acres, the plan recognizes a range of densities is appropriate to provide diverse housing choices and to recognize existing natural and man-made conditions. Therefore the A-R zone provides a classification permitting a density of one dwelling per two-and-a-half acres in rural areas where development already exceeds one dwelling per five acres and soils can absorb the cumulative impacts of

1 on-site sewage disposal of higher densities without damage to  
2 water resources, and a classification limiting density to one  
3 dwelling per ten acres for limited use in rural areas where  
4 additional buffering is required specifically to protect  
5 adjacent agriculture, forestry or mining uses, or where  
6 necessary to protect area-wide natural features such as steep  
7 slopes or high aquifer-recharge areas which severely constrain  
8 development.

9 SECTION 2. Permitted Uses -- Primary and Accessory

10 Residential. In an A-R zone, the following residential uses  
11 only are permitted:

12 A. A one-family dwelling and accessory buildings and uses;

13 B. A rural lot cluster development when approved pursuant  
14 to Section 7-9.

15 C. Home occupations, provided the home occupation:

16 1. Is clearly accessory to the use of the premises for  
17 residential purposes and shall not require interior building  
18 space of more than twenty percent of the finished living area of  
19 the primary residence;

20 2. Has no display or sign not permitted in the zone;

21 3. Does not require the installation of heavy equipment,  
22 large power tools or power sources not common to a rural area;

23 4. Does not create a level of noise vibration, smoke,  
24 dust, odors, heat or glare beyond that which is common to a  
25 rural area;

26 5. Does not involve use of hazardous materials for which  
27 the uniform fire code would require a permit;

28 6. Does not create a level of parking demand beyond that  
29 normally generated by uses permitted in the A-R zone; and

30 7. On-site sales shall be incidental to the main purpose  
31 of the home occupation;

1           8. Occasional and temporary employees may be permitted by  
2 an administrative conditional use permit issued for a cottage  
3 industry.

4           D. One accessory dwelling, either in the same building with  
5 the primary residence or in a separate structure, and otherwise  
6 subject to the provisions of K.C.C. 21.08.030B, and provided the  
7 allowable density of the zone is not exceeded;

8           E. Any accessory use other than enumerated above, as set  
9 forth in K.C.C. 21.08.030, subject to the provisions contained  
10 therein.

11           SECTION 3. Permitted Uses -- Agricultural and Forestry.

12 The following agricultural and forestry uses only are permitted:

13           A. Growing and harvesting agricultural crops, and the  
14 structures necessary for these activities;

15           B. Raising of livestock and small animals other than mink  
16 in pastures or structures, provided:

17           1. No more than one horse, cow, swine, llama or other  
18 large grazing animal, or five sheep or goats, not counting  
19 sucklings, for each one-half acre of the total site area shall  
20 be permitted on parcels of ten acres or smaller;

21           2. Any barn, pen or other covered structure used to  
22 house, confine or feed livestock or small animals, except mink,  
23 shall not be located closer than one-hundred feet to any well  
24 supplying water for human consumption. Open-air storage of  
25 manure, hay or other organic material shall also observe this  
26 setback;

27           3. Mink farms shall be limited to parcels with a minimum  
28 of ten acres which shall not be further subdivided unless the  
29 use is discontinued, and further provided any barn, pen or other  
30 covered structure used to contain, house, confine or feed mink  
31 shall not be located closer than one hundred-and-fifty feet to  
32 any property line or well supplying water used for human  
33 consumption.

1           4. Beehives, subject to the provisions of K.C.C.  
2 21.08.030, except there shall be no limit on the number of hives  
3 on parcels of five acres or larger;

4           C. Processing of agricultural products and livestock raised  
5 on the premises including the slaughtering and dressing of  
6 animals, when accessory to a residence; provided any building,  
7 structure or area used for such purposes shall not be closer  
8 than seventy-five feet to any property line unless a greater  
9 setback is required by Section 10, and:

10           1. The number of employees in addition to members of the  
11 family residing in the principal residence shall be limited to  
12 three, unless the site is ten acres or more in size;

13           2. The sewage disposal and water supply are approved by  
14 the Seattle-King County department of public health;

15           3. The use is not located within a one-hundred-year  
16 floodplain. Expansion of any existing facilities in the  
17 floodplain shall be limited to structural alterations and  
18 increases in floor area required by law for health and safety  
19 reasons.

20           D. Horticultural nursery;

21           E. Marketing of agricultural and horticultural products  
22 raised on the premises in one or more farm stands, provided:

23           1. The total area for farm stands, not including storage  
24 areas, shall not exceed five hundred square feet of floor area;

25           2. No stand shall be located within any required setback;

26           3. If the property's vehicular access is directly from an  
27 arterial or highway, then four off-street parking places shall  
28 be provided,

29           F. Accessory housing in separate structures at a maximum  
30 density of one accessory dwelling unit per ten acres, to  
31 accommodate agricultural or forestry workers and their families  
32 employed on the premises, provided:

1           1. These facilities are only permitted on holdings  
2 containing ten acres or more;

3           2. These facilities shall not be rented or leased to  
4 individuals other than agricultural or forestry workers and  
5 their immediate families;

6           3. The sewage disposal and water supply are approved by  
7 the Seattle-King County department of public health;

8           G. Public and rental stables, on a minimum of ten acres,  
9 provided any stable, barn, covered or uncovered arena, corral,  
10 or exercise yard shall maintain a distance of not less than  
11 one-hundred feet from any well supplying water for human  
12 consumption;

13           H. Forest practices except:

14               1. Secondary processing of forest products;

15               2. Storage of fuels, explosives and chemicals;

16               3. Fuelwood and log storage yards larger than two acres;

17           I. Burning of slash and logging residues when authorized by  
18 a burning permit issued by the Washington State Department of  
19 Natural Resources.

20           J. Primary processing of forest products grown on-site  
21 using only portable equipment;

22           K. Disposal of residues of primary processing;

23           L. Storage and maintenance of resident-owned equipment  
24 required for permitted uses;

25           M. Removal, harvesting or retailing of vegetation such as  
26 fuelwood, cones, christmas trees, salal, berries, ferns,  
27 greenery, mistletoe, herbs and mushrooms, subject to the  
28 limitations of the chapter on farm stands.

29           N. Forestry, agricultural and natural resource research;

30           O. Wildlife and fish propagation and management including  
31 any associated buildings, facilities or improvements;

32

33

1 P. Dispersed recreation and outdoor recreation facilities  
2 such as primitive campsites, trails, trail heads and warming  
3 huts (but excluding recreational vehicle parks and developed  
4 campsites with utility hookups);

5 Q. Other uses necessary for the commercial production of  
6 forest products compatible with rural residential development,  
7 as determined by the manager of the building and land  
8 development division.

9 SECTION 4. Permitted Uses -- Nonresidential. The following  
10 nonresidential uses only are permitted in an A-R zone:

11 A. Bed and breakfast guesthouse, provided:

12 1. The bed and breakfast guesthouse operation shall be  
13 located only on the premises of the principal residence of the  
14 operator;

15 2. The guesthouse operation shall not use more than fifty  
16 percent of the floor area of the principal residence;

17 3. One off-street parking space shall be provided for  
18 each guestroom plus the required off-street parking spaces for  
19 the principal dwelling. This parking area shall not be located  
20 within any required setback. Landscaping may be required by the  
21 division to screen parking areas from the view of adjacent  
22 properties and from public roads;

23 4. The wastewater disposal facility and the domestic  
24 water supply serving the guesthouse shall be approved by the  
25 Seattle-King County department of public health prior to the use  
26 permit being issued;

27 5. The number of persons accommodated per night shall not  
28 exceed five except that a structure which satisfies the  
29 standards of the uniform building code as adopted by King County  
30 for R-1 occupancies may accommodate up to ten persons per night;

31 6. Service of meals shall be to registered guests only;

1 B. Public utility facilities such as telephone exchanges,  
2 water pumping stations, electrical distribution substations,  
3 water storage reservoirs or tanks necessary for the distribution  
4 and transmission of services for the area or which require  
5 location in the area;

6 C. Libraries and parks, publicly owned, subject to the  
7 provisions of K.C.C. 21.08.040F.;

8 D. Day nurseries subject to the provisions of K.C.C.  
9 21.08.040;

10 E. Reuse of closed school facilities subject to the  
11 provisions of K.C.C. 21.08.040;

12 F. Unclassified uses subject to the provisions of K.C.C.  
13 Chapter 21.44, when consistent with the purpose of the zone.

14 SECTION 5. Permitted Uses -- Conditional. The following  
15 conditional uses only are permitted in an A-R zone:

16 A. Cottage industries, subject to an administrative  
17 conditional use permit, provided:

18 1. The site shall have a minimum lot size of five acres,  
19 or else a conditional use permit with public hearing shall be  
20 required;

21 2. The cottage industry shall be accessory to the use of  
22 the premises for residential purposes and shall not require  
23 interior building space of more than seventy-five percent of  
24 the finished living area of the primary residence;

25 3. The business must be owned and operated by the  
26 full-time residents on the subject property;

27 4. Only those buildings or areas specifically approved by  
28 the zoning adjustor shall be used to conduct the business;

29 5. The following uses shall not be allowed:  
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31  
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1           a. Any activity which might result in excessive noise,  
2 smoke, dust, odors, heat or glare, or traffic beyond that which  
3 is common to an rural area. The proposed use shall conform to  
4 the maximum permissible rural sound levels under K.C.C. Chapter  
5 12.88. The county may require an applicant to provide sound  
6 level 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 emissions;

10          c. Any other use which would disrupt the character of  
11 permitted rural uses 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. Any display or sign shall be subject to the review of  
17 the zoning adjustor;

18           6. On-site sales shall be incidental to the main purpose  
19 of the cottage industry;

20           7. The allowable size of equipment used by the cottage  
21 industry shall be subject to the review of the zoning adjustor;

22          B. Stores for retail sales of feed, seed, fertilizers,  
23 fencing materials, agricultural raingear or such other supplies  
24 that are directly related to the day-to-day support of  
25 agricultural production and specifically excluding powered  
26 equipment and related implements, trailers and related  
27 implements, and items of apparel; provided the following minimum  
28 conditions are conformed to:

29           1. The number of employees involved and the physical  
30 scale is such that there is no substantial traffic involved and  
31 the building intensity and character is consistent with the  
32 surroundings;



1           2. Off-street parking is provided equivalent to one  
2 parking space for each two-hundred square feet of floor area;

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

8           D. Processing of agricultural products and livestock,  
9 including wineries, canneries, and the slaughtering and dressing  
10 of animals; provided any building, structure or area used for  
11 such purposes shall not be closer than seventy-five feet to any  
12 property line unless a greater setback is required by Section  
13 10, and:

14           1. The number of employees involved and the physical  
15 scale is such that the building intensity and character is  
16 consistent with the surroundings;

17           2. The sewage disposal and water supply are approved by  
18 the Seattle-King County department of public health;

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

24           E. Animal hospital and clinics, subject to an  
25 administrative conditional use permit, provided the portion of  
26 the building or structure in which animals are kept or treated  
27 is sound-proofed; all run areas are completely surrounded by an  
28 eight-foot solid wall; the animal runs shall be surfaced with  
29 concrete or other impervious material; and there shall be no  
30 burning of refuse or dead animals on the premises;

1 F. Commercial use of buildings listed on the national  
2 register as an historic site or designated as a King County  
3 landmark, provided:

4 1. Gross floor area of the building additions or new  
5 buildings required for the conversion shall not exceed twenty  
6 percent of the gross floor area of the historic or landmark  
7 buildings;

8 2. Any construction required for conversion which affects  
9 significant features of the property protected pursuant to  
10 Ordinance 4828 and K.C.C. 20.62 shall require certification of  
11 appropriateness from the King County landmarks commission;

12 G. Resource-based commercial recreation facilities such as  
13 golf courses and destination resorts, in locations where impacts  
14 on the environment, adjacent land uses and resource management  
15 can be adequately controlled, and where adequate public  
16 facilities and services can be provided;

17 H. Hydroelectric facilities, as follows:

18 1. Hydroelectric projects with the following  
19 characteristics shall be permitted subject to a conditional use  
20 permit. All other projects shall require an unclassified use  
21 permit. Regardless of the process involved, all hydroelectric  
22 projects shall meet the standards specified in subsection H.2.

23 a. If the project uses a new diversion structure, it  
24 shall have a height no greater than eight feet (measured from  
25 the streambed), or at normal maximum water surface area does not  
26 impound more than three surface acres of water; and

27 b. has no active storage; and

28 c. does not increase the maximum water surface area at  
29 any existing dam or diversion; and

30 d. maintains an exceedance flow of no greater than 50  
31 percent in mainstream reach; and

1 e. requires for transmission one mile or less of new  
2 right-of-way which contains a line of 115 kV capacity or less;  
3 and

4 f. does not require more than one mile of permanent new  
5 access road; and

6 g. is located above an anadromous fish barrier.

7 2. Project Development Standards:

8 a. The project will have an acceptable level of impacts  
9 on anadromous and resident fish species, as demonstrated by  
10 project approval from the Washington State Departments of  
11 Fisheries and Game, National Marine and Fisheries Service, U.S.  
12 Fish and Wildlife Service, and tribes on the Federal Energy  
13 Regulatory Commission's service list; and

14 b. will not create an erosion hazard; and

15 c. will mitigate any visual impacts through the use of  
16 landscape and distance buffers; and

17 d. the hydrologic, ecological, and aesthetic functions  
18 of natural stream corridors will be preserved, protected, or  
19 enhanced; and

20 e. will preserve or enhance multiple use of the site  
21 including, but not limited to, public access, fishing, and  
22 recreational uses.

23 I. Other conditional uses as provided in Chapter 21.44,  
24 excluding:

25 1. Columbariums, crematoriums and mausoleums;

26 2. Commercial establishments and enterprises as defined  
27 by K.C.C. 21.44.030C;

28 3. Hospitals of all types;

29 4. Utility district offices, unless sharing facilities  
30 with a fire station;

31 5. Educational Institutions;

32 6. Colleges and Universities

33

1        SECTION 6. Signs. Signs are permitted, subject to the  
2 following conditions:

3        A. One nameplate sign containing the name of the occupant  
4 of the premises, not exceeding two square feet;

5        B. Signage for permitted uses, not exceeding thirty-two  
6 square feet in total area, provided no sign shall be located in  
7 any required yard or open space on the premises if higher than  
8 six feet from ground level; signs may be lit but shall not have  
9 blinking or moving elements;

10       C. One unlighted double-faced sign, not exceeding six  
11 square feet of area per face, pertaining only to the sale, lease  
12 or hire of only the particular building, property or premises  
13 upon which displayed;

14       SECTION 7. Lot area and lot area per dwelling unit.

15       A. There are established in the A-R classification three  
16 minimum required lot areas, which as to their locations, shall  
17 be identified on the zoning map by the designations A-R 10, A-R  
18 5, and A-R 2.5:

19       1. The minimum required area of a lot in an area  
20 designated A-R 10 shall be ten acres;

21       2. The minimum required area of a lot in an area  
22 designated A-R 5 shall be five acres;

23       3. The minimum required area of a lot in an area  
24 designated A-R 2.5 shall be two and one-half acres, provided,  
25 the A-R 2.5 classification shall be applied through a community  
26 plan and area zoning process as defined in K.C.C. 21.04.026;

27       B. In multiple lot subdivisions and short subdivisions the  
28 area of individual lots may be reduced, subject to the rural lot  
29 clustering requirements contained in Section 8, provided the  
30 average of the area in lots plus the area within the subdivision  
31 or short subdivision designated as a rural open tract divided by  
32

1 the total number of lots is not less than the minimum lot area  
2 requirement of the zone in which the property is located. No  
3 submerged land shall be included in a subdivision or short  
4 subdivision in computing allowed density. All building lots  
5 must be capable of meeting health department requirements for  
6 long-term on-site sewage disposal, or be served by an approved  
7 community disposal system. A public water supply shall be  
8 provided, and be approved by the health department, when any lot  
9 in the subdivision or short subdivision contains less than five  
10 acres. The area of individual lots also may be reduced provided  
11 the average size of all lots meets the requirements of the zone,  
12 no more than one hundred thirty-five percent of the minimum  
13 required lot area may be credited to any oversized lot when  
14 calculating average lot area, and no oversized lot used for lot  
15 averaging may be further subdivided.

16 C. For lots created adjacent to lands zoned A, F or Q-M or  
17 an approved mineral extraction operation, a notation shall be  
18 placed on the face of the final plat or short plat, and included  
19 in documents of conveyance and any recorded covenants. The  
20 notation shall state that the parcel may be subject to noise,  
21 dust, smoke, visual impacts and odors resulting from harvesting,  
22 planting, fertilization, pest control, mineral extraction and  
23 processing associated with permitted agricultural or forest or  
24 mineral extraction practices. The notation shall further state  
25 these practices, when performed in accordance with county, state  
26 and federal law, shall not be subject to legal action as a  
27 public nuisance.

28 D. For lots adjacent to lands zoned A-R and used for  
29 agriculture, forestry, or mineral extraction approved pursuant  
30 to an unclassified use permit, the notation set forth in  
31 subsection C above may be imposed when necessary to protect the  
32 resource use.

1        SECTION 8. Rural lot clustering provisions.

2        A. For the purposes of this chapter, "rural open tract"  
3 means that portion of a proposed subdivision or short  
4 subdivision in a A-R zone which is designated for permanent open  
5 space, consistent with the definition specified in K.C.C.  
6 21.04.216, as a result of rural lot clustering. After a site is  
7 initially divided pursuant to this chapter, the rural open tract  
8 may be retained by the subdivider, conveyed to residents of the  
9 subdivision, dedicated to a public agency, or conveyed to a  
10 third party. Regardless of who owns the rural open tract it  
11 shall not be resubdivided, and all other provisions set forth in  
12 this chapter shall apply to it.

13        B. On rural open tracts one primary dwelling, which must be  
14 included in overall density calculations for the subdivision or  
15 short subdivision, shall be permitted, plus all accessory  
16 residential, agricultural and forestry uses permitted in the  
17 zone, and excluding unclassified uses.

18        C. Subdivisions or short subdivisions in which lot  
19 clustering is used shall meet the following criteria:

20            1. No more than eight lots of less than two and one-half  
21 acres shall be allowed in a cluster. Clusters containing lots  
22 smaller than two and one-half acres, whether in the same or  
23 adjacent subdivisions or short subdivisions, shall be separated  
24 by an intervening open space buffer or public right-of-way which  
25 King County determines is of sufficient size to preserve rural  
26 character and uses;

27            2. The building and land development division may  
28 condition the location and setback of structures to accomplish  
29 the purposes of this chapter;

1           3. Smaller lot sizes or increased densities within  
2 clusters shall be limited or denied if they require public  
3 facilities and services beyond those normally required by  
4 non-clustered development at the density otherwise allowed in  
5 the zone.

6           SECTION 9. Cluster Density Provisions. Within the A-R 5  
7 classification, increases in density may be authorized by the  
8 council pursuant to subsection A, as part of its action on a  
9 subdivision to A.R. 2.5 provided that density in dwelling units  
10 shall not exceed one dwelling per two and one-half acres based  
11 on the gross area of the site. The provisions of this section  
12 shall only be available for properties located in planning areas  
13 which have community plans or plan revisions adopted after the  
14 effective date of this ordinance.

15           A. An applicant may request increases in density as a part  
16 of a subdivision on sites which meet all the following standards:

17           1. Compliance with a density bonus system established  
18 pursuant to subsection B; and

19           2. The scale of the development (lot sizes, size of a  
20 cluster, density within a cluster, total number of lots, etc.)  
21 is limited, to preserve and enhance the rural character and uses  
22 in the area;

23           3. Permanent open space for rural uses such as pastures,  
24 woodlots, wildlife preserves, or public open spaces, is  
25 included;

26           4. Permanent open space to buffer rural uses and protect  
27 resource lands is included;

28           5. Public review of the proposed project is a part of the  
29 process;

1           6. Any proposed on-site sewage disposal system, including  
2 community systems, can be provided without cumulative adverse  
3 impacts to ground and surface water;

4           7. A public water supply is provided;

5           8. Resulting impacts on facilities and services due to the  
6 increased density would not require new off-site facilities and  
7 services beyond those required by development at densities  
8 otherwise allowed in rural areas; and

9           9. Development rights for land not utilized in building  
10 site lots be conveyed to King County.

11           B. A community plan shall establish a density bonus system  
12 for incremental increases in density for rural lot clustering  
13 Such system shall be based on public benefits specified in the  
14 community plan and shall identify geographic areas where, for  
15 specific reasons, bonuses for rural lot clustering should be  
16 permitted. The areas and the reasons for their identification  
17 shall be indicated on the community plan map, or by specific  
18 criteria. Any criteria, the specific public benefits and  
19 associated density bonuses shall be established in the community  
20 plan document; provided that bonus points shall not be allowed  
21 for any benefits that are required by subsection A or other  
22 county or state laws, statutes or regulations.

23           C. The council recognizes that identified public benefits  
24 and associated density bonuses may vary by community plan.  
25 However, any system should include open space benefits such as  
26 the following: permanent preservation of a portion of a site  
27 for agriculture or forestry; preservation of identified unique/  
28 outstanding or significant wetlands; preservation of areas which  
29 serve as a buffer to protect resource lands; preservation of  
30 historic landmarks; provision of public access to shorelines;  
31 and preservation of areas which will provide significant  
32



1 community or regional open space. Public benefits may also  
2 include provision of special facilities or services either  
3 on-site or off-site, and preservation of off-site areas that  
4 serve the same purposes as the rural open tract. Transfers of  
5 benefits between planning areas may be allowed when expressly  
6 authorized in the applicable community plan.

7 D. The owner of a parcel eligible for increased density  
8 may choose to subdivide or short subdivide the parcel at the  
9 density normally permitted in the applicable A-R classification.

10 SECTION 10. Lot dimensions, coverage, height limits, and  
11 yards.

12 A. In A-R zone, no building lot shall be created which has  
13 a depth-to-width ratio greater than four-to-one;

14 B. In A-R zone, the lot coverage, height limits and yards  
15 shall be as follows:

16 1. All buildings and structures, plus any paved driving  
17 or parking areas shall not cover more than thirty-five percent  
18 of the area of the lot;

19 2. No building or structure shall exceed thirty-five feet  
20 in height, except agricultural structures and structures allowed  
21 by conditional or unclassified use permits;

22 3. All buildings and structures, unless other specified,  
23 shall maintain a distance of thirty-five feet from any property  
24 line, except one-hundred feet shall be required for all new  
25 principal residences constructed on lots created after the  
26 effective date of this ordinance abutting an A-35, F or Q-M zone  
27 or approved mineral extraction operation. The required  
28 one-hundred foot setback may be reduced by a recorded easement  
29 on the abutting resource lands.  
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4. When subdividing or short subdividing parcels within the A-R zone, lot configuration and access shall be designed to minimize conflicts with uses on adjacent A, F and Q-M zones and approved mineral extraction operations.

C. Any substandard lot may be used for any use permitted in this classification, subject to the limitations of the use.

SECTION 11. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter, it being herein expressly declared that the ordinance codified in this ordinance and each section, subsection, paragraph, sentence, clause and phrase thereof would have been adopted irrespective of the fact that any one or more other sections, subsections, paragraphs, sentences, clauses or phrases are declared invalid or unconstitutional.

INTRODUCED AND READ for the first time this 13th day of January, 1986.  
PASSED this 16th day of June, 1986.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Audrey Greger  
Chair

ATTEST:

Dorothy M. Owens  
Clerk of the Council

APPROVED this 27<sup>th</sup> day of June, 1986.

John Hill  
King County Executive

B

June 23, 1986  
8644A/MMcF:clt

Introduced by: North, Sullivan  
Proposed No.: 86-26

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ORDINANCE NO. 7675

AN ORDINANCE relating to zoning; creating a new Forest Resource (F) zone classification.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Purpose of classification. The purpose of the Forest Resource (F) classification and its application is to regulate land use on forest production districts designated by the comprehensive plan, to specifically determine the boundary of these districts by applying the F classification, to retain the forest land base, to conserve and protect the long-term productivity of forest lands, and to restrict uses unrelated to or incompatible with forestry so as to minimize conflicts with permitted forest resource uses. Application of the F classification to designated production districts will also conserve and protect municipal watersheds and fish and wildlife habitats. The classification is further intended to provide for public and private outdoor recreation uses, but only when compatible with management of forests for sustained production of forest products, or with sustained production of high quality water supplies.

King County, through the F classification and its areawide application, recognizes that the practice of commercial forestry benefits from contiguous areas where a combination of site, soil and climatic characteristics make is possible to sustain timber growth and harvests over time. While not every acre within a forest production district may have this set of environmental characteristics, and while not every acre within a forest production district may satisfy economic and/or management criteria for commercial forestry at all times,

1 marginal sites which may occur within a forest production  
2 district should be included within the F classification and  
3 developed with uses which are compatible with forestry on  
4 adjacent lands. However, non-forest related residential,  
5 commercial and industrial activities which are incompatible  
6 with forestry are excluded to minimize the potential hazards of  
7 damage from fire, pollution and other land use conflicts.

8 SECTION 2. Permitted forestry uses. In an F zone, only  
9 the following forestry or forestry-related uses are permitted:

10 A. Forest practices;

11 B. Primary processing of forest products and disposal of  
12 non-usable residues of such processing;

13 C. Storage of explosives, fuels and chemicals used for  
14 forestry subject to all local, state and federal regulations  
15 concerning same;

16 D. Storage and maintenance of equipment required by  
17 permitted uses;

18 E. Temporary shelter including tents, camping trailers, or  
19 other camping outfits, for security personnel or crews in  
20 connection with and for the duration of a forest practice or  
21 other temporary use permitted in an F zone, where on-site  
22 temporary shelter is needed for security or fire protection;

23 F. Forestry, environmental and natural resource research;  
24 and

25 G. Other uses necessary for the commercial production of  
26 forest products as determined by the manager of building and  
27 land development division.

28 SECTION 3. Permitted resource related resource uses. In  
29 an F zone, the following resource related uses only are  
30 permitted:  
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1           A. Growing and harvesting agricultural crops as well as  
2 the structures necessary for these activities, subject to the  
3 lot coverage and the other provisions of the Agricultural zone  
4 and provided that agricultural crops sensitive to usual and  
5 normal use of herbicides are adequately buffered by the owner  
6 or operator from herbicide application on nearby forest lands.

7           B. Raising of livestock and small animals (including  
8 bees), subject to the lot coverage and the other provisions of  
9 the Agricultural zone;

10          C. Wildlife and fish propagation and management including  
11 any associated buildings, facilities or improvements;

12          D. Removal, harvesting or retailing of vegetation from  
13 forest lands such as fuelwood, cones, Christmas trees, salal,  
14 berries, ferns, greenery, mistletoe, herbs, and mushrooms  
15 provided that retailing does not involve use of permanent  
16 structures or signs;

17          E. Dispersed recreation and outdoor recreation facilities  
18 such as primitive campsites, trails, trailheads and sno-parks,  
19 warming huts for climbers and cross-country skiers (excluding  
20 recreational vehicle parks and campsites with utility hookups);

21          F. Optical and radio telescopes and other astronomic  
22 observation facilities requiring isolation from artificial  
23 light sources and electromagnetic interference;

24          G. Seismic and other geological monitoring facilities  
25 requiring isolation from artificial vibration;

26          H. Municipal water collection, pumping, processing and  
27 transmission facilities provided they do not impound water by  
28 means of a dam.

29          SECTION 4. Residential uses. In an F zone, single family  
30 residences are permitted provided:

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1           1. Water supply is available from a well or wells  
2 located within the boundaries of the property in question or  
3 from another source approved by the Seattle-King County Health  
4 department. That approval shall be conditioned on evidence  
5 provided by the applicant that supplies are buffered from  
6 neighboring forest practices and that such use will not affect  
7 the ability of managers of adjacent and nearby forest lands to  
8 practice forestry;

9           2. Sewage shall be disposed in a system approved by the  
10 Seattle-King County health department;

11           3. Prior to issuance of any residential building permit  
12 in an F classification, the property owner shall sign an  
13 affidavit acknowledging the following declaratory statement and  
14 shall record it in the deed and mortgage records for the  
15 subject property:

16           "The subject property is located in an area designated by  
17 King County for forestry and other compatible uses. Noise,  
18 dust, smoke and odors result from the harvesting, planting,  
19 fertilization and pest control associated with usual and normal  
20 forest or resource management practices, and as such, these  
21 normal and usual forestry practices, when performed in  
22 accordance with county, state and federal law, shall not be  
23 subject to legal action as public nuisances."

24           4. The manager shall notify the owners of all adjacent  
25 forest lands advising them of the requested action and  
26 soliciting comments. Any comments received within 14 days from  
27 the date of transmittal shall be considered by the county. The  
28 manager retains the right to deny the request for cause or  
29 approve it subject to such conditions deemed necessary to  
30 retain the forest land base, to conserve and protect forest  
31 resources and to protect and maintain forest resource uses.  
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1           5. A fire protection plan for the subject property shall  
2 be reviewed and approved by the Washington Department of  
3 Natural Resources with the concurrence of the fire marshal for  
4 each residential use. This plan shall be developed in such a  
5 manner as to protect the adjoining forestry uses from a fire  
6 which may originate from the residential use. This plan shall  
7 provide for setbacks from existing forestry uses and  
8 maintenance of approved fire trails or other effective fire  
9 line buffers on perimeters with forest land.

10           6. The use must not require public services other than  
11 those already existing, or completely funded by the owner or  
12 builder, or identified in an adopted public capital improvement  
13 program and scheduled for construction within 12 months.

14           SECTION 5. Conditional uses. Only the following uses are  
15 permitted subject to issuance of a conditional use permit  
16 pursuant to K.C.C. 21.58.

17           A. Radio, microwave or television transmitters, towers and  
18 appurtenances, provided:

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

22           2. Public access to towers is precluded;

23           B. Campgrounds, hunting and fishing camps or other  
24 developed recreational uses, educational facilities and public  
25 agency training facilities provided:

26           1. Evidence is provided that the proposed use is forest  
27 land dependent, or that a remote site is necessary to  
28 accommodate a use that is beneficial to the public;

29           2. The use must not require public services other than  
30 those existing, or completely funded by the owner or builder,  
31 or identified in an adopted public capital improvement program  
32 and scheduled for construction within twelve months;

1           3. Water supply is available from a well or wells  
2 located within the boundaries of the property in question, or  
3 from another source approved by the Seattle-King County health  
4 department. That approval shall be conditioned on evidence  
5 provided by the applicant that supplies are buffered from  
6 neighboring forest practices and that such use will not affect  
7 the ability of managers of adjacent and nearby forest lands to  
8 practice forestry;

9           4. Sewage shall be disposed in a system approved by the  
10 Seattle-King County health department;

11           5. Prior to issuance of any building permit, the  
12 property owner shall sign an affidavit acknowledging the  
13 following declaratory statement and shall record it in the deed  
14 and mortgage records for the subject property:

15           "The subject property is located in an area designated by  
16 King County for forestry and other compatible uses. Noise,  
17 dust, smoke and odors result from the harvesting, planting,  
18 fertilization and pest control associated with usual and normal  
19 forestry management practices, and as such, these normal and  
20 usual forestry practices, when performed in accordance with  
21 county, state and federal law, shall not be subject to legal  
22 action as public nuisances."

23           6. A fire protection plan for the subject property shall  
24 be reviewed and approved by the Washington Department of  
25 Natural Resources with the concurrence of the fire marshal for  
26 each developed recreational or educational use. This plan  
27 shall be developed in such a manner as to protect the adjoining  
28 forestry uses from a fire which may originate from the use.  
29 This plan shall provide for setbacks from existing forestry  
30 uses, and maintenance of approved fire trails or other  
31 effective fire line buffers on perimeters with forest land.  
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1 C. Use of forest land for sawmills that go beyond primary  
2 processing;

3 D. Use of forest land for treatment of wastewater or  
4 application of sewage sludge (where not a forest practice  
5 regulated by the state).

6 E. Hydroelectric projects as follows:

7 1. Hydroelectric projects which address the  
8 environmental concerns expressed in subsection E2 below shall  
9 be permitted. For hydroelectric projects which are subject to  
10 licensing by the Federal Energy Regulatory Commission, the  
11 county shall conduct a thorough evaluation with regard to the  
12 standards set forth in subsection E.2. and the standards set  
13 forth in KCC chapters 21.44 and 21.58, and shall provide its  
14 evaluation to the commission for the purpose of advising the  
15 commission of the county's conclusion.

16 2. Project Development Standards:

17 a. The project will not substantially adversely affect  
18 unique and significant wildlife habitat and on anadromous and  
19 resident fish species, as demonstrated by project approval from  
20 the Washington State Departments of Fisheries and Game,  
21 National Marine Fisheries Service, U.S. Fish and Wildlife  
22 Service and tribes on the Federal Energy Regulatory  
23 Commission's service list; and

24 b. will not create an erosion hazard; and

25 c. will mitigate any on-site and off-site visual  
26 impacts through the use of landscape and distance buffers; and

27 d. the hydrologic, ecological, and aesthetic functions  
28 of natural stream corridors will be preserved, protected, or  
29 enhanced; and

30 e. will preserve or enhance multiple use of the site  
31 including, but not limited to, public access, fishing, and  
32 recreational uses.  
33

1 f. the applicant shall provide to the county those  
2 supporting documents needed by the county in making a timely  
3 decision on intervention in the federal energy regulatory  
4 commission licensing decision and shall fully cooperate with  
5 the county during pre-licensing study and consultation periods.

6 SECTION 6. Unclassified uses. Only the following  
7 unclassified uses are permitted in an F classification:

8 A. Aircraft landing strips for fixed-wing aircraft  
9 involved in forest practices and sport aviation, and emergency  
10 airports as defined in the Washington State Transportation  
11 Plan, but excluding basic and general utility facilities;

12 B. Exploration, commercial extraction and primary  
13 processing of oil, gas, or geothermal resources. A draft plan  
14 to restore the well field to forestry uses shall be submitted  
15 and reviewed for all mining operations;

16 C. Mineral extraction subject to the provisions set out in  
17 K.C.C. 21.44.

18 D. Water impoundments for the production of municipal and  
19 industrial water and their associated access, processing and  
20 transmission facilities;

21 E. Booster stations;

22 F. Sanitary landfills and inert waste and demolition waste  
23 disposal sites;

24 SECTION 7. Required lot area. The minimum required area  
25 of a lot in an F zone shall be eighty acres. Any existing  
26 parcel in the F zone that is less than 80 acres may be used for  
27 any use permitted in the zone.

28 SECTION 8. Required setback. In an F zone no building  
29 except a scaling station shall be located closer than one  
30 hundred feet to any property line.

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SECTION 9. Signs. Signs shall not:

- A. Be illuminated or contain blinking or moving elements;
- or
- B. Exceed thirty two square feet in area; or
- C. Advertise any commercial products or services other than those produced or offered in the Forest Resource Zone.

INTRODUCED AND READ for the first time this 13th day of January, 1986.

PASSED this 23rd day of June, 1986.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Hubert J. Linger  
Chair

ATTEST:

Dorothy M. Quinn  
Clerk of the Council

APPROVED this 1st day of July, 1986.

Jim Hill  
King County Executive

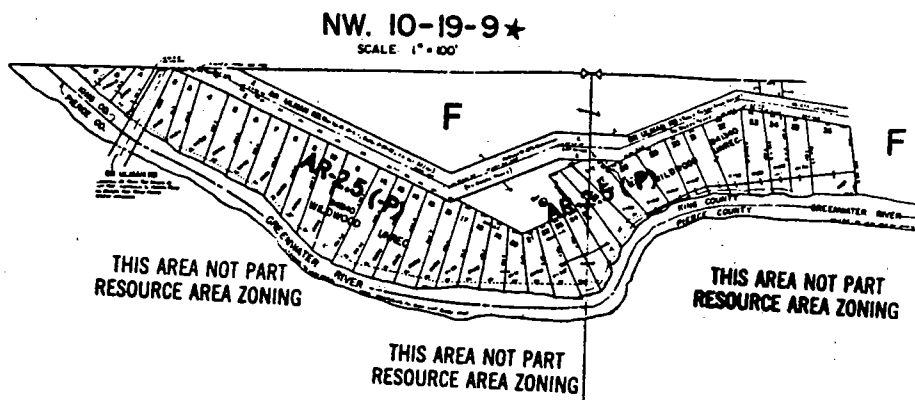
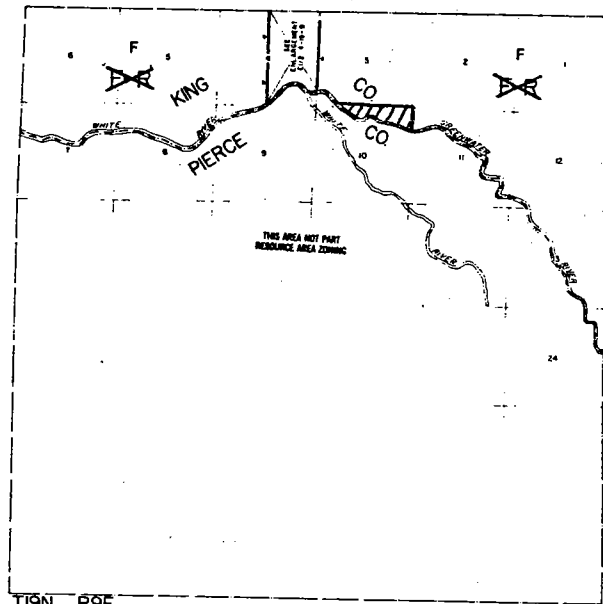
ADDENDUM TO STAFF PROPOSED ZONING

A. Section 29-26-13 (Scenic) pg.37

The area in the eastern half of section 29 that was proposed as G-SR potential to F is now proposed as AR 2.5-p. An error in map interpretation failed to properly locate a portion of the historic Scenic plat. This area should be included in the provisions of the AR 2.5-p designation.

B. Section 10-19-9 (Greenwater) pg.89

The unrecorded plat of Wildwood that was proposed as F is now proposed as AR 2.5-p. Although current land uses and parcel configurations would be protected under the provisions of the Forest Resource (F) zone, residents of the community feel strongly that the same conditions that are proposed for vacation home subdivisions in the Skykomish Valley are also appropriate in this isolated plat. Staff concurs with this opinion, given that application of rural zoning not extend past the existing subdivision into the Forest Production District. Development conditions proposed are the same as those detailed on pages 5-6 (SR to AR 2.5-p).

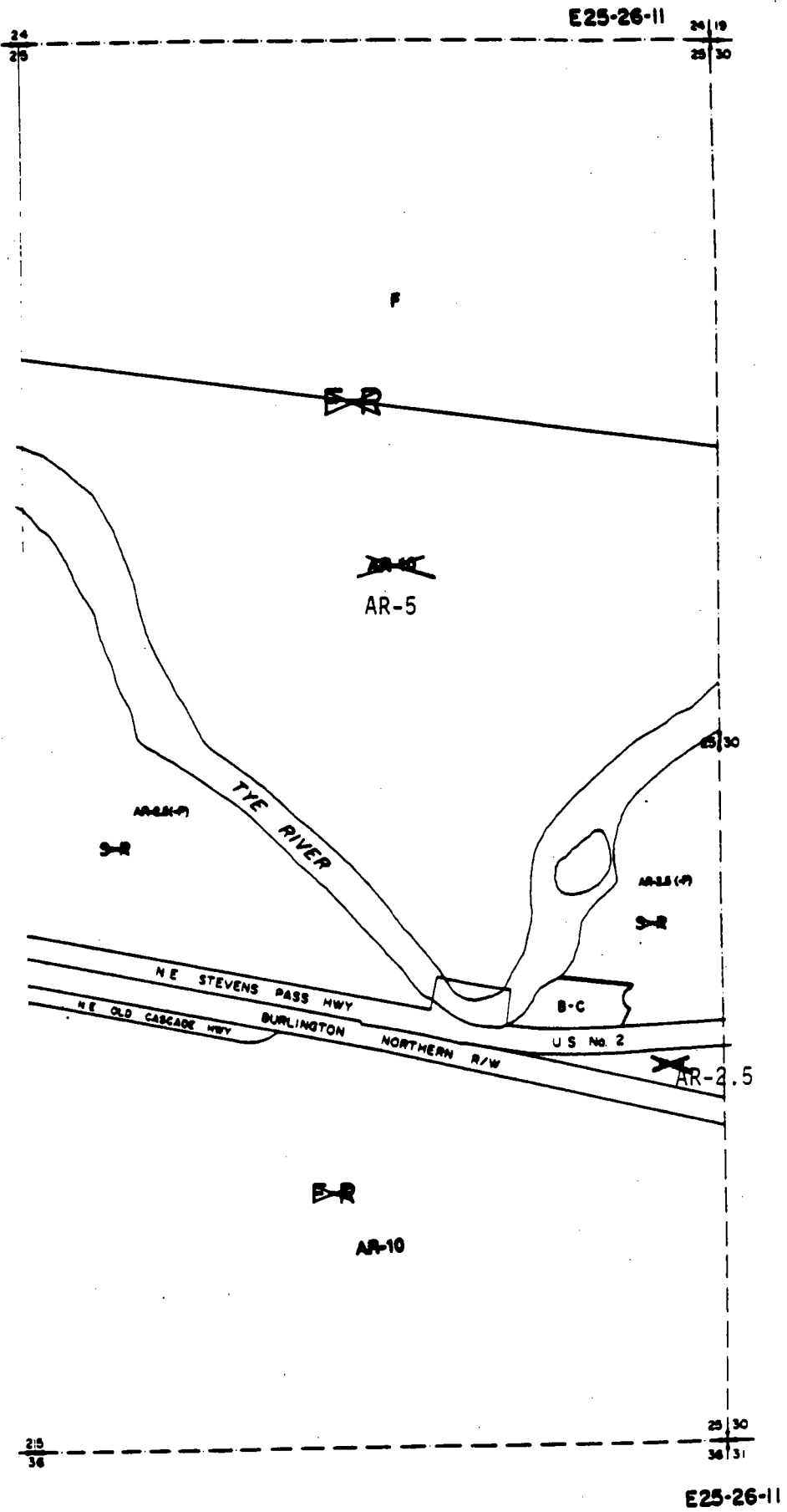


ATTACHMENT 1: AMENDMENTS TO APPENDIX A---KING COUNTY RESOURCE LANDS PROPOSED  
AREA ZONING

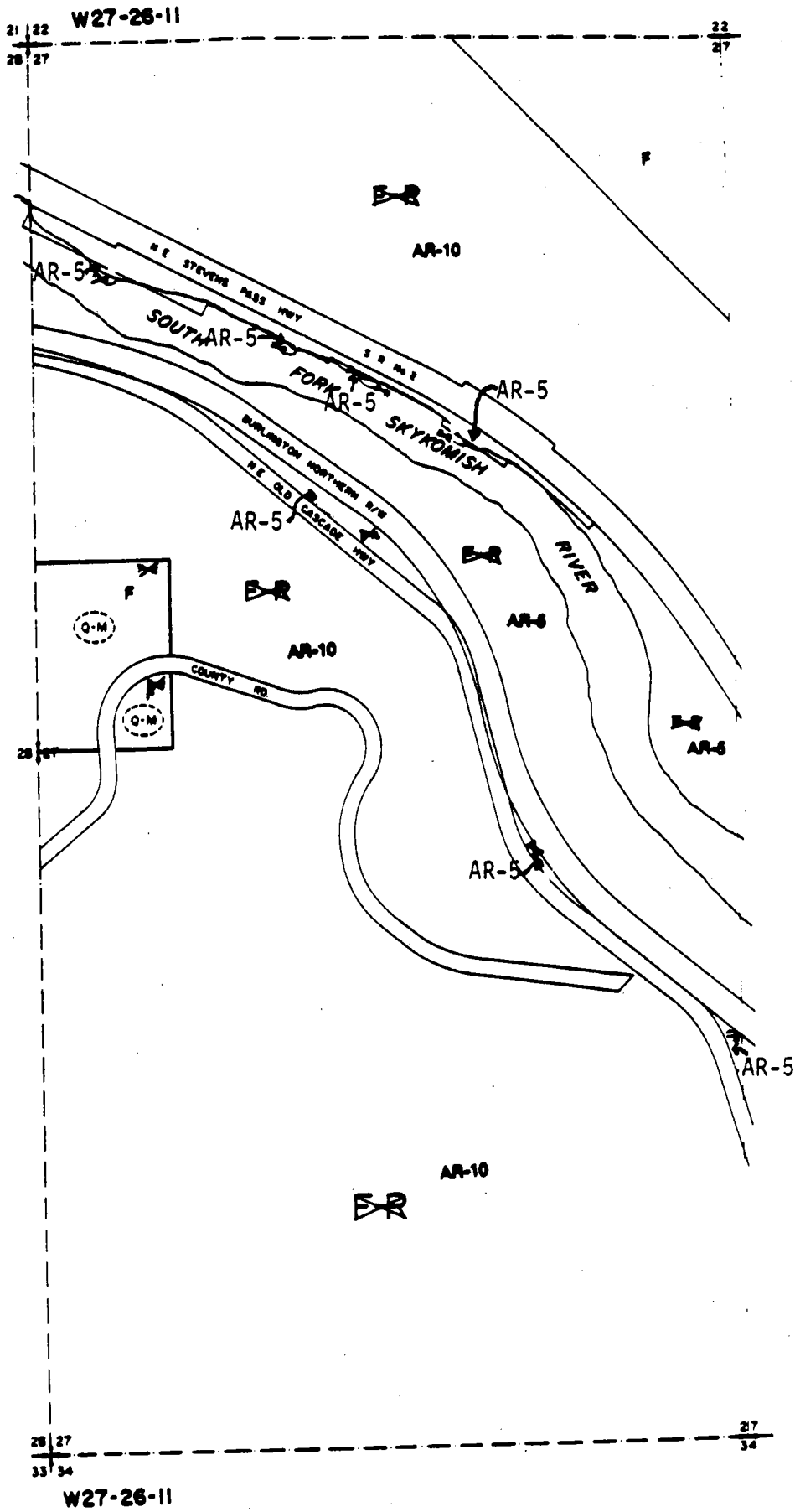
	PAGE
Section 1: U.S. Route 2/Skykomish Corridor	
Revised Page 19.....	1
Revised Page 23.....	2
Revised Page 25.....	3
Revised Page 31.....	4
Revised Page 33.....	5
Revised Page 35.....	6
Revised Page 37.....	7
Section 2: Sammamish Valley Agricultural Area	
Revised Page 45.....	8
Revised Page 49.....	9
Section 3: Lower Green River Agricultural Area	
Revised Page 61.....	10
Revised Page 71.....	11
Section 4: East King County	
Revised Page 119.....	12
Additional language to be inserted at 5.5, Page 5, regarding ski resorts and other developed recreational uses.....	13

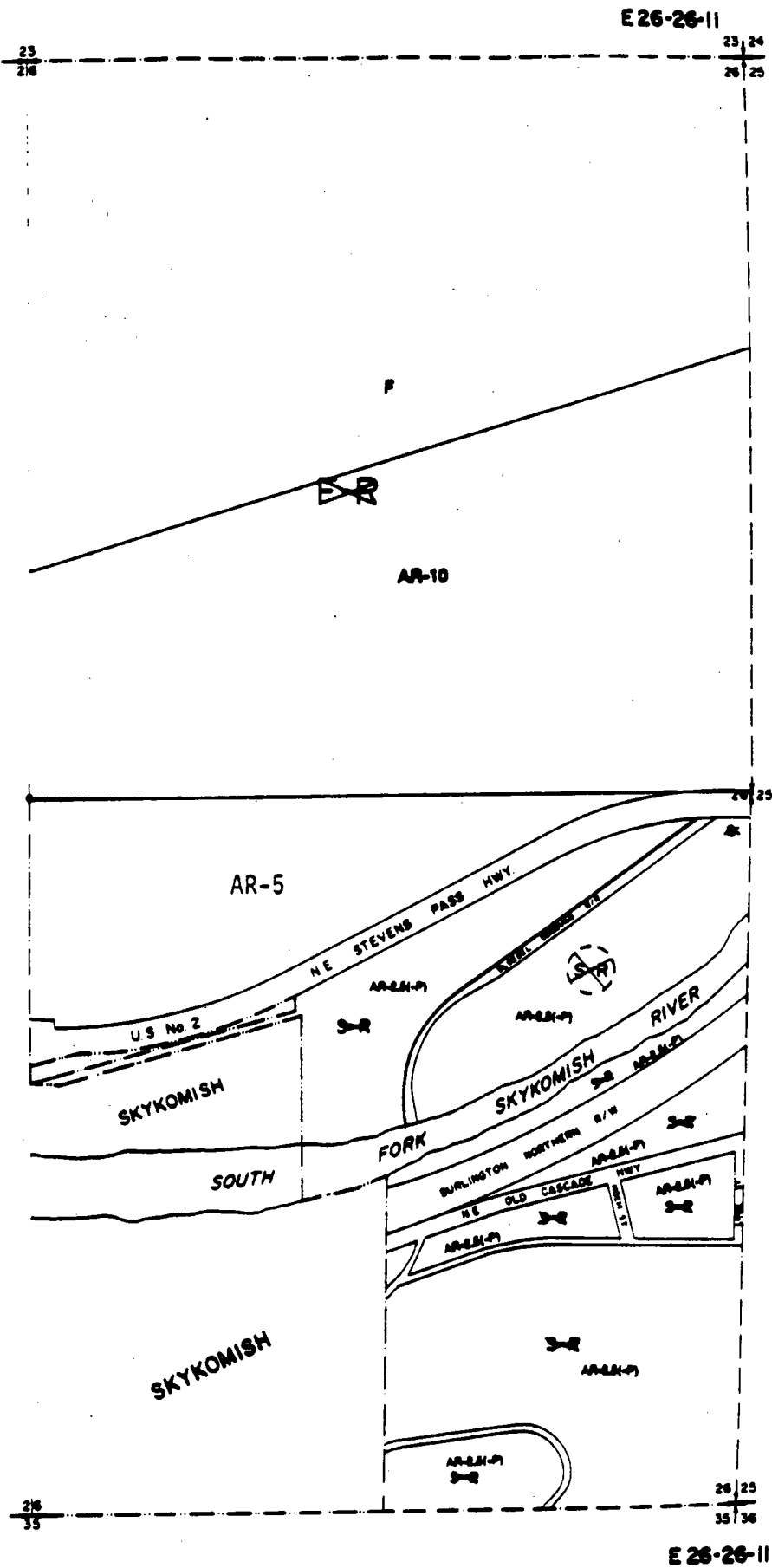
February 5, 1989

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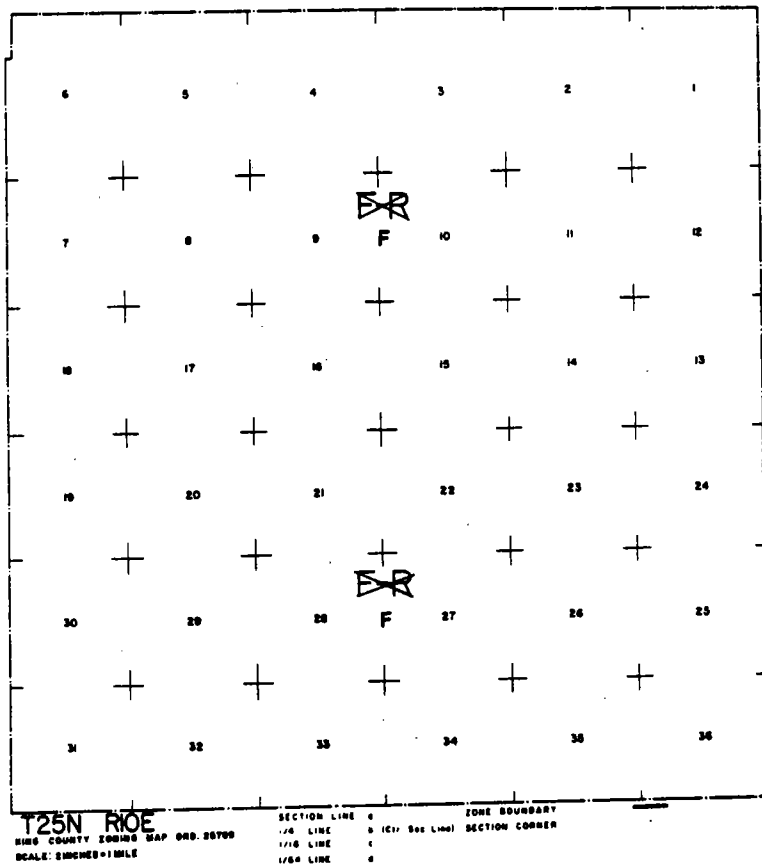
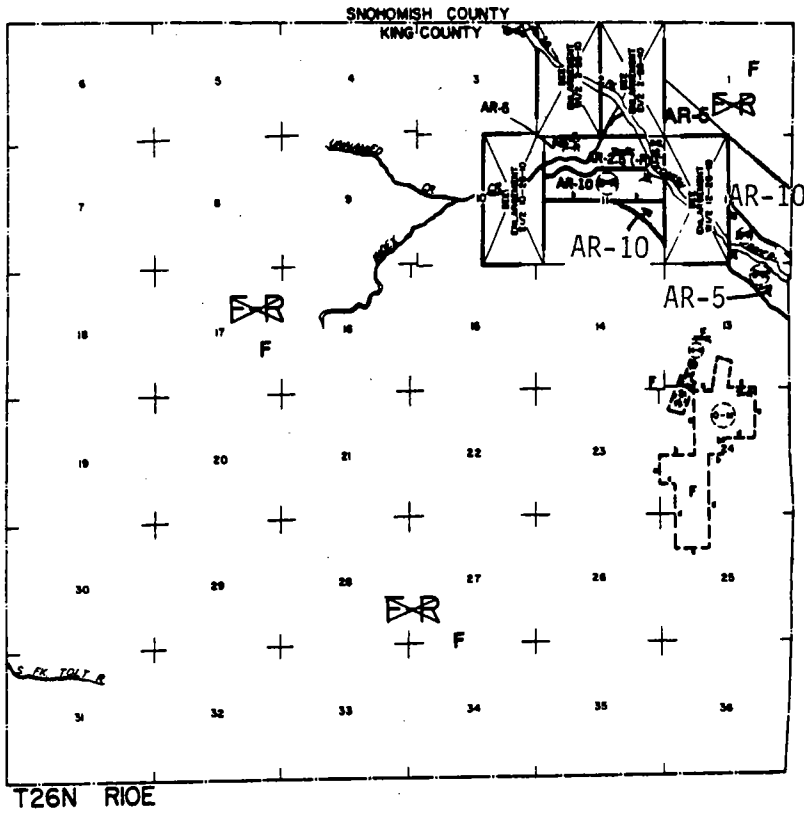


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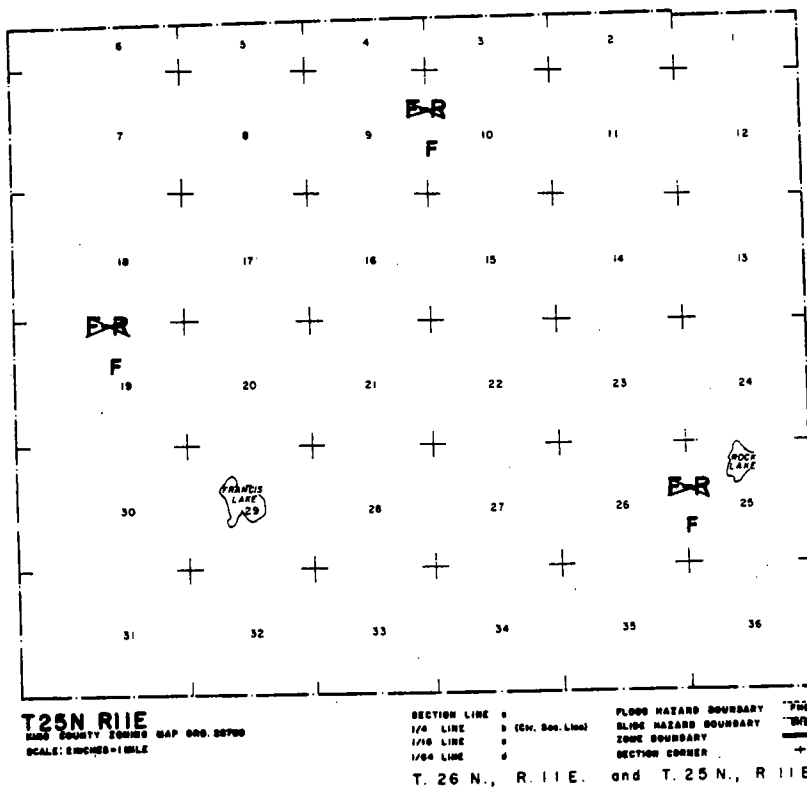
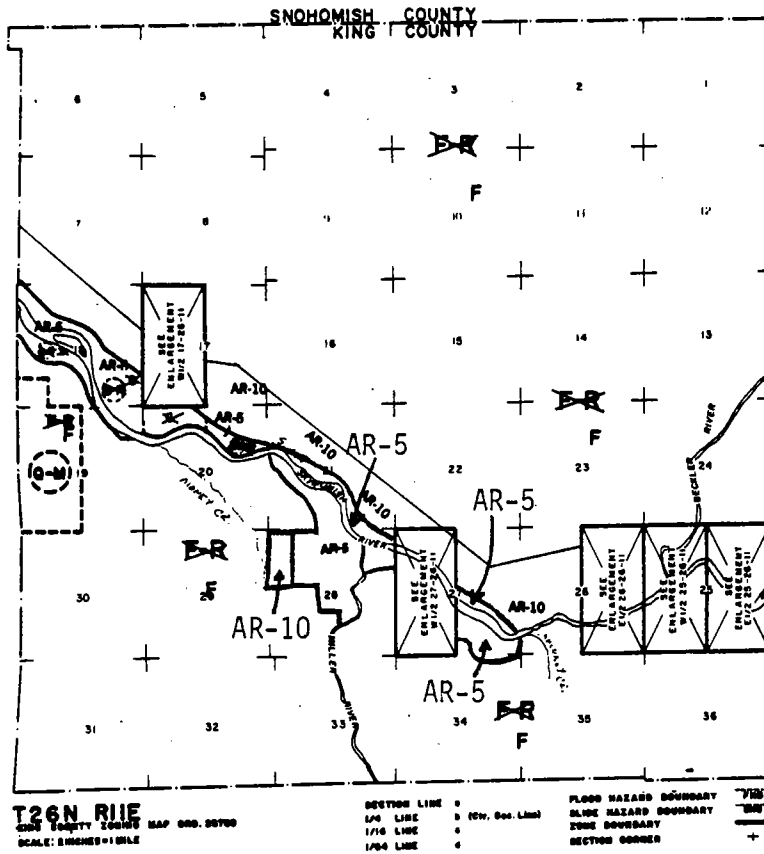
T25N R10E  
 KING COUNTY ZONING MAP ORD. 20700  
 SCALE: SIXTEEN TO ONE

SECTION LINE	ZONE BOUNDARY
1/26 LINE	10' (SEE LINE) SECTION CORNER
1/28 LINE	1
1/28 LINE	2

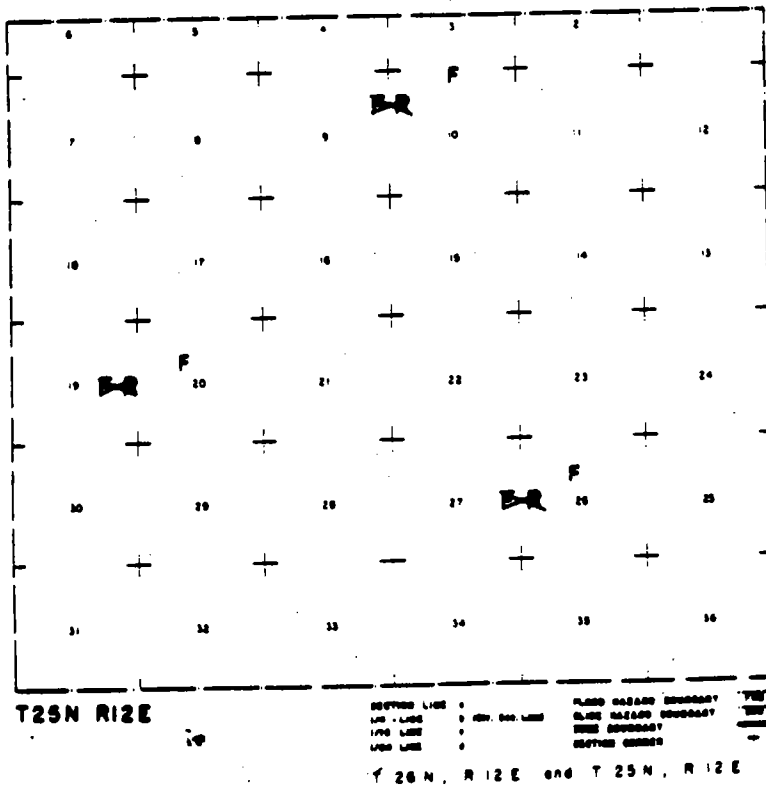
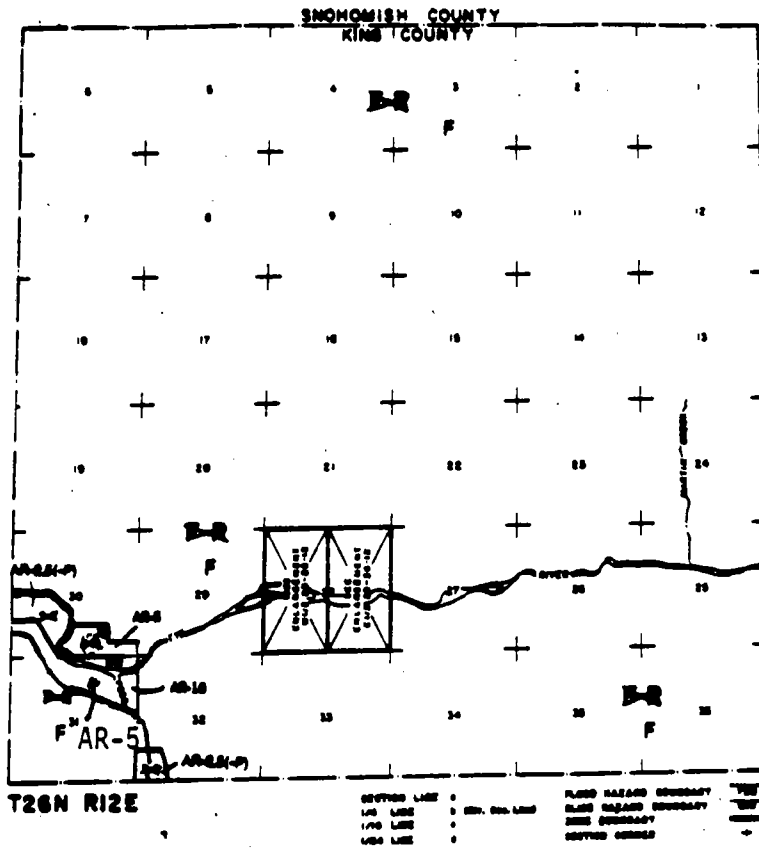
T 26N, R.10E and T 25N, R.10E.

OCT. 1979

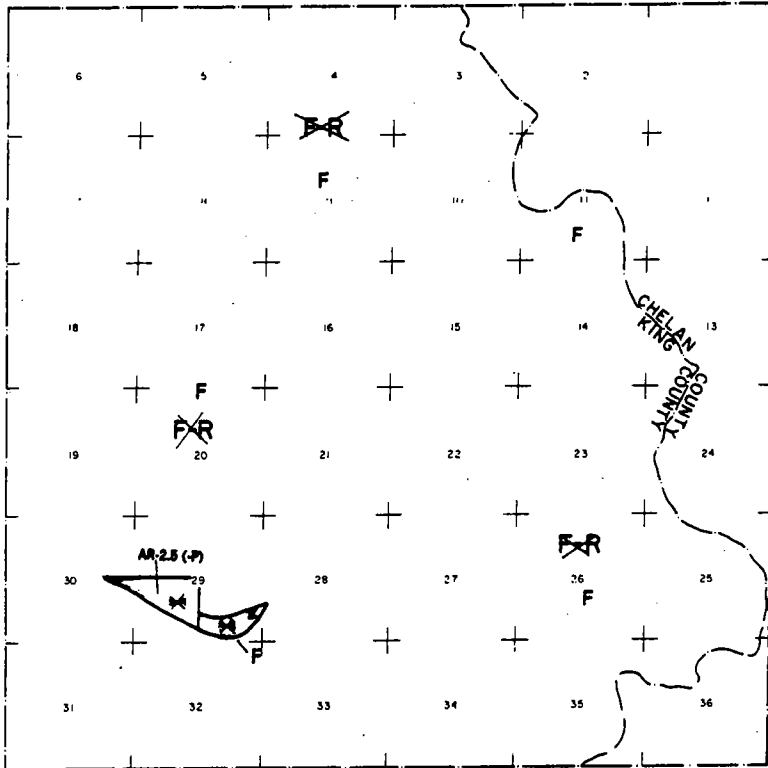
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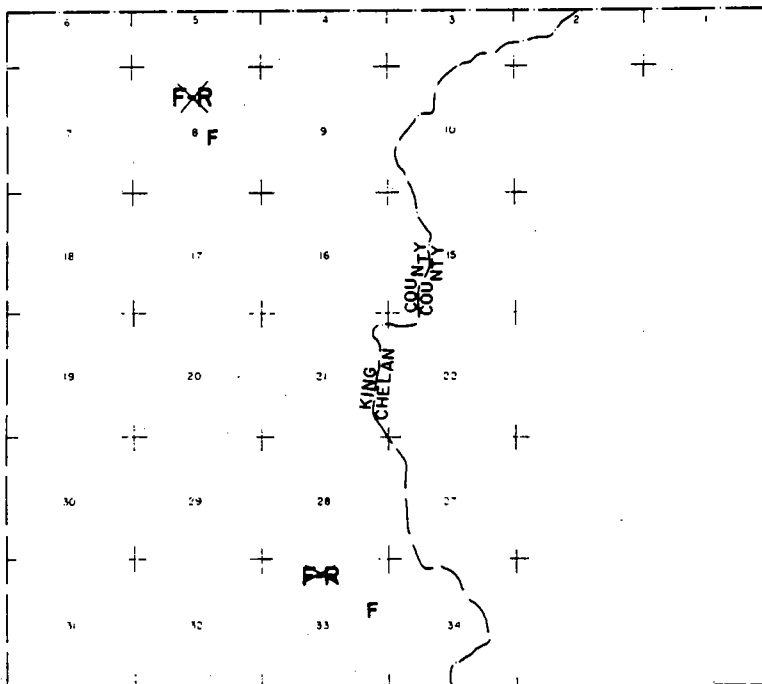


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**T26N R13E**  
 KING COUNTY ZONING MAP ORD. 28789  
 SCALE: 2 INCHES = 1 MILE

SECTION LINE	—	FLOOD HAZARD BOUNDARY	FHB
1/4 LINE	— (Cf. Sec. Line)	SLIDE HAZARD BOUNDARY	SHB
1/8 LINE	—	ZONE BOUNDARY	—
1/64 LINE	—	SECTION CORNER	—

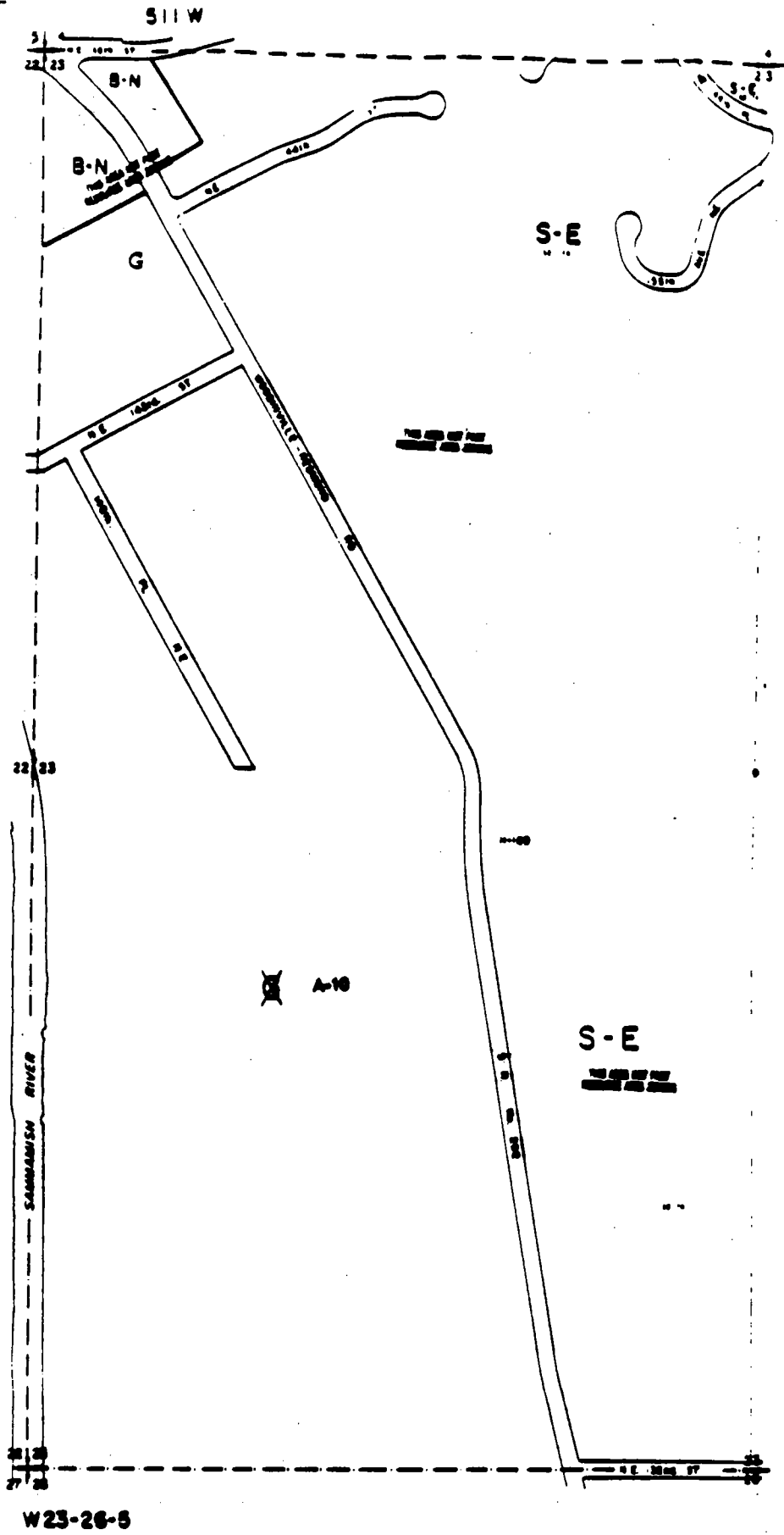


**T25N R13E**  
 KING COUNTY ZONING MAP ORD. 28789  
 SCALE: 2 INCHES = 1 MILE

SECTION LINE	—	FLOOD HAZARD BOUNDARY	FHB
1/4 LINE	— (Cf. Sec. Line)	SLIDE HAZARD BOUNDARY	SHB
1/8 LINE	—	ZONE BOUNDARY	—
1/64 LINE	—	SECTION CORNER	—

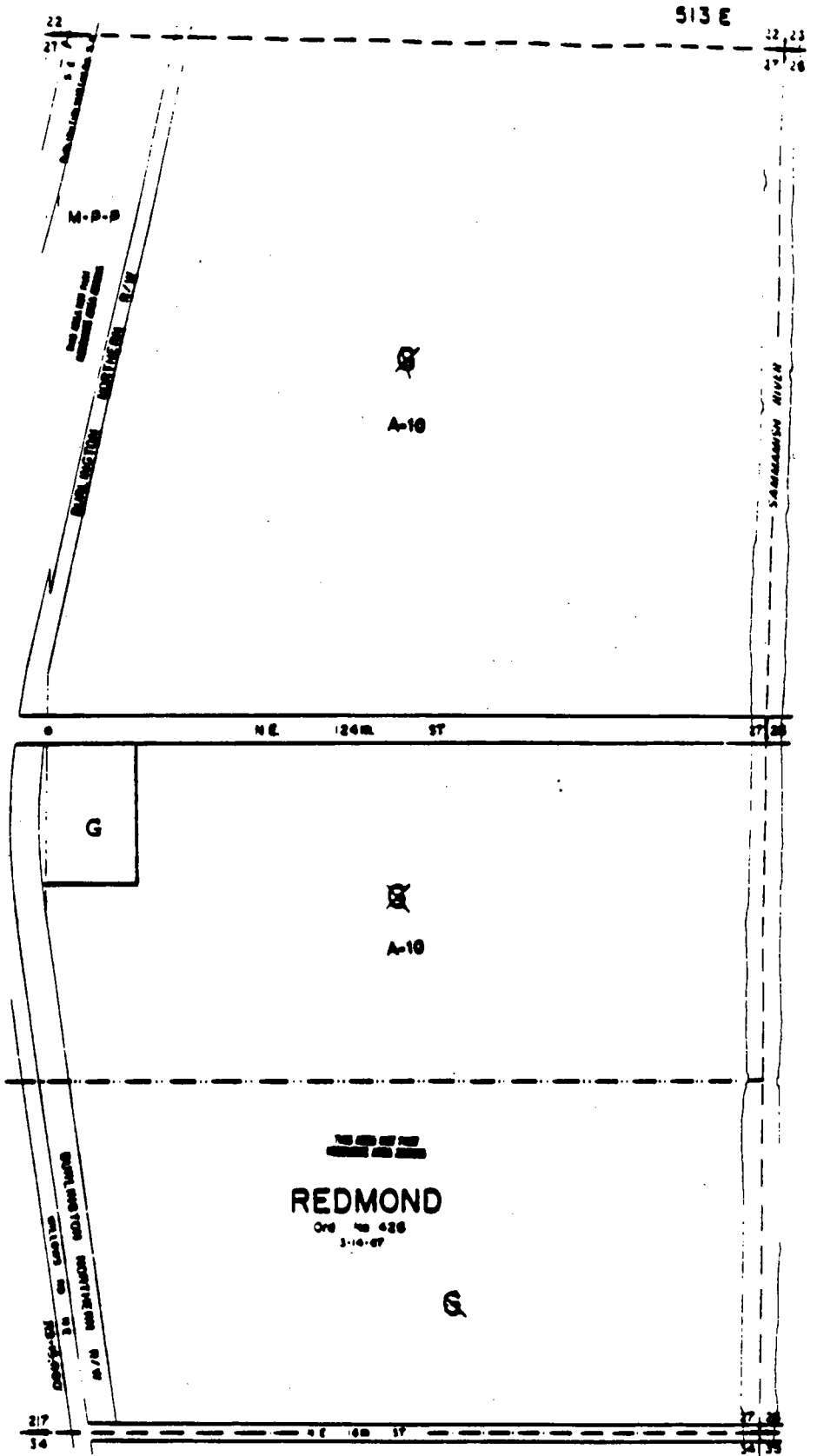
T 26 N., R 13 E. and T 25 N., R 13 E

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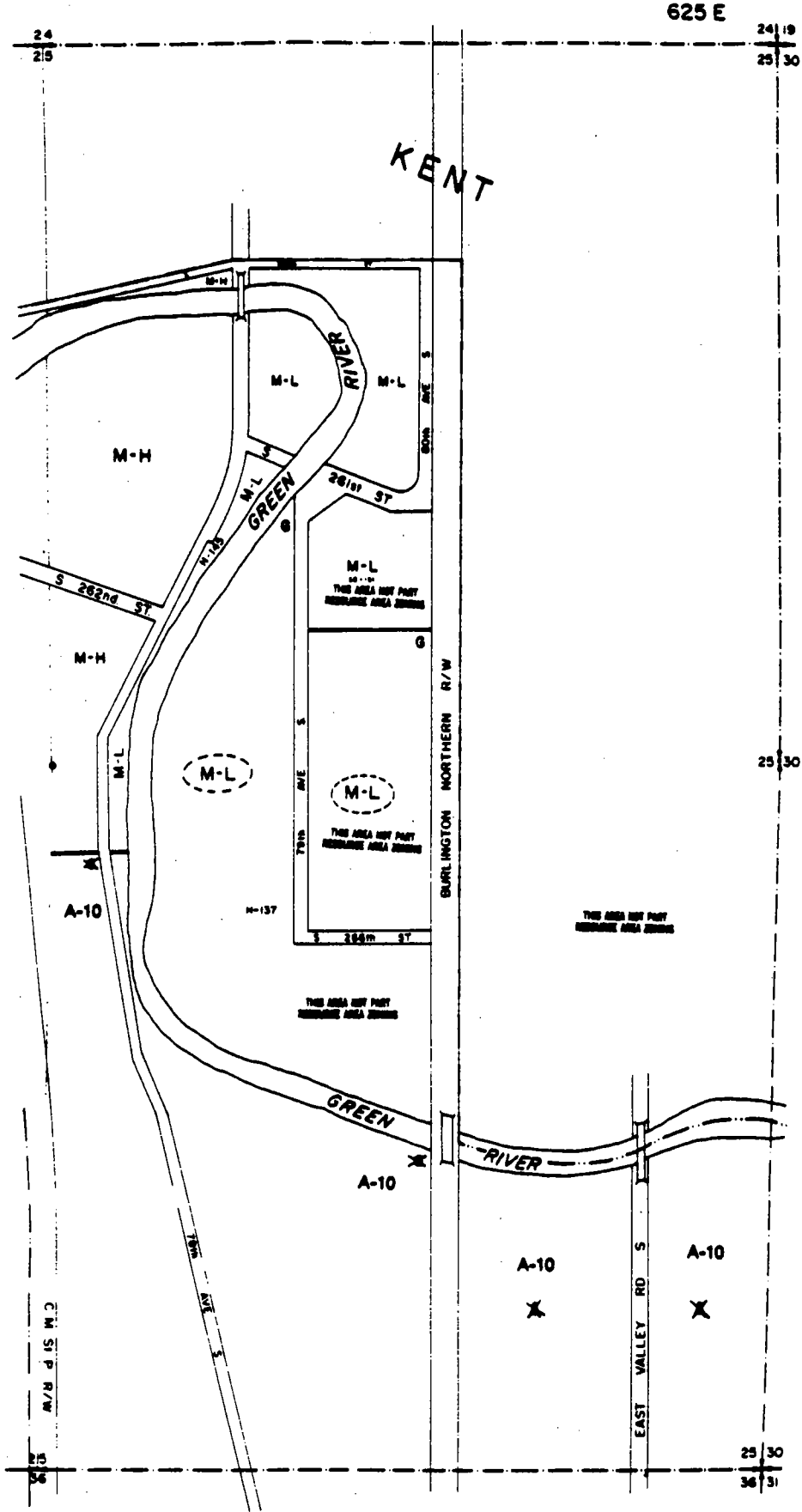
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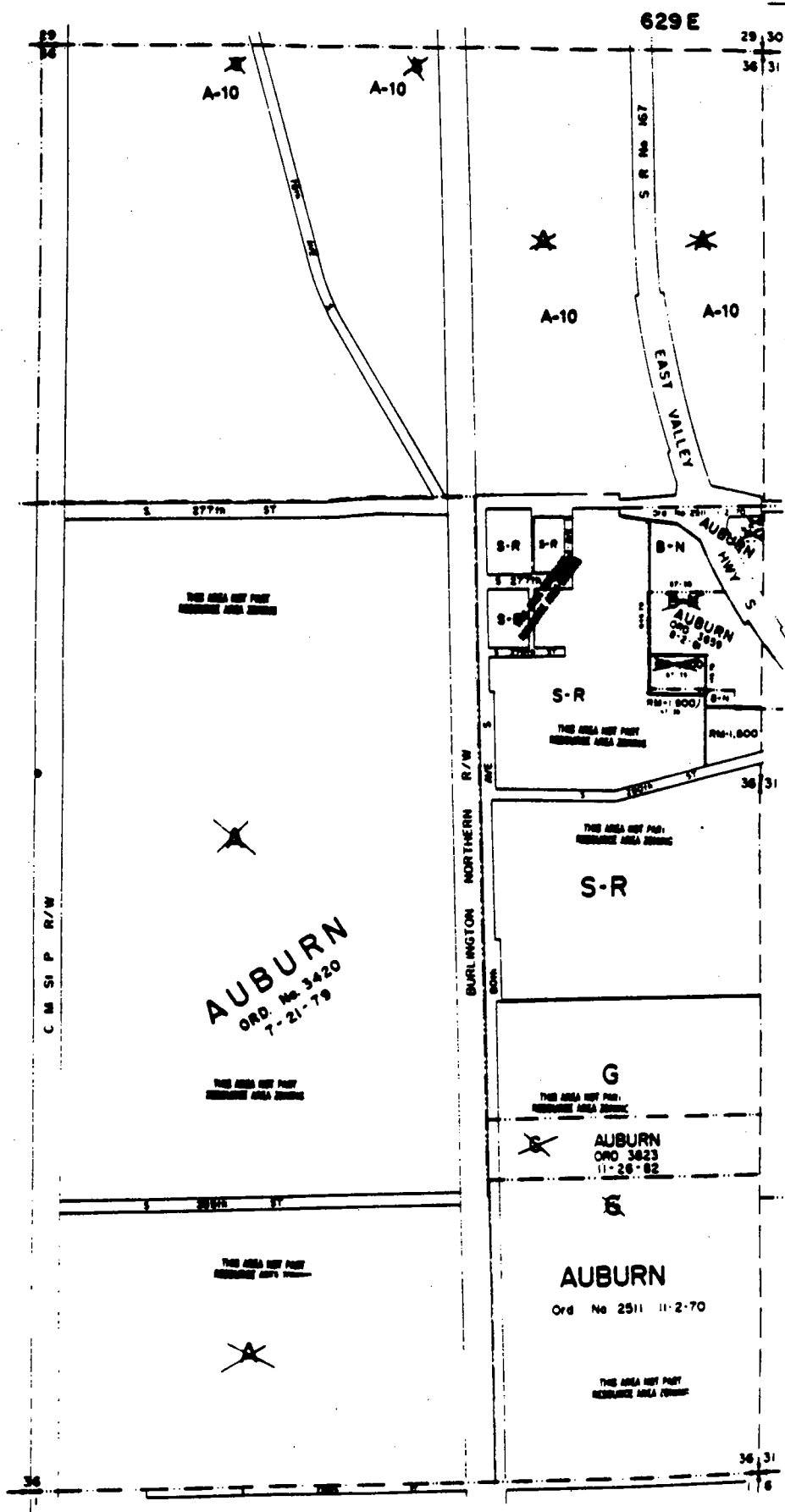
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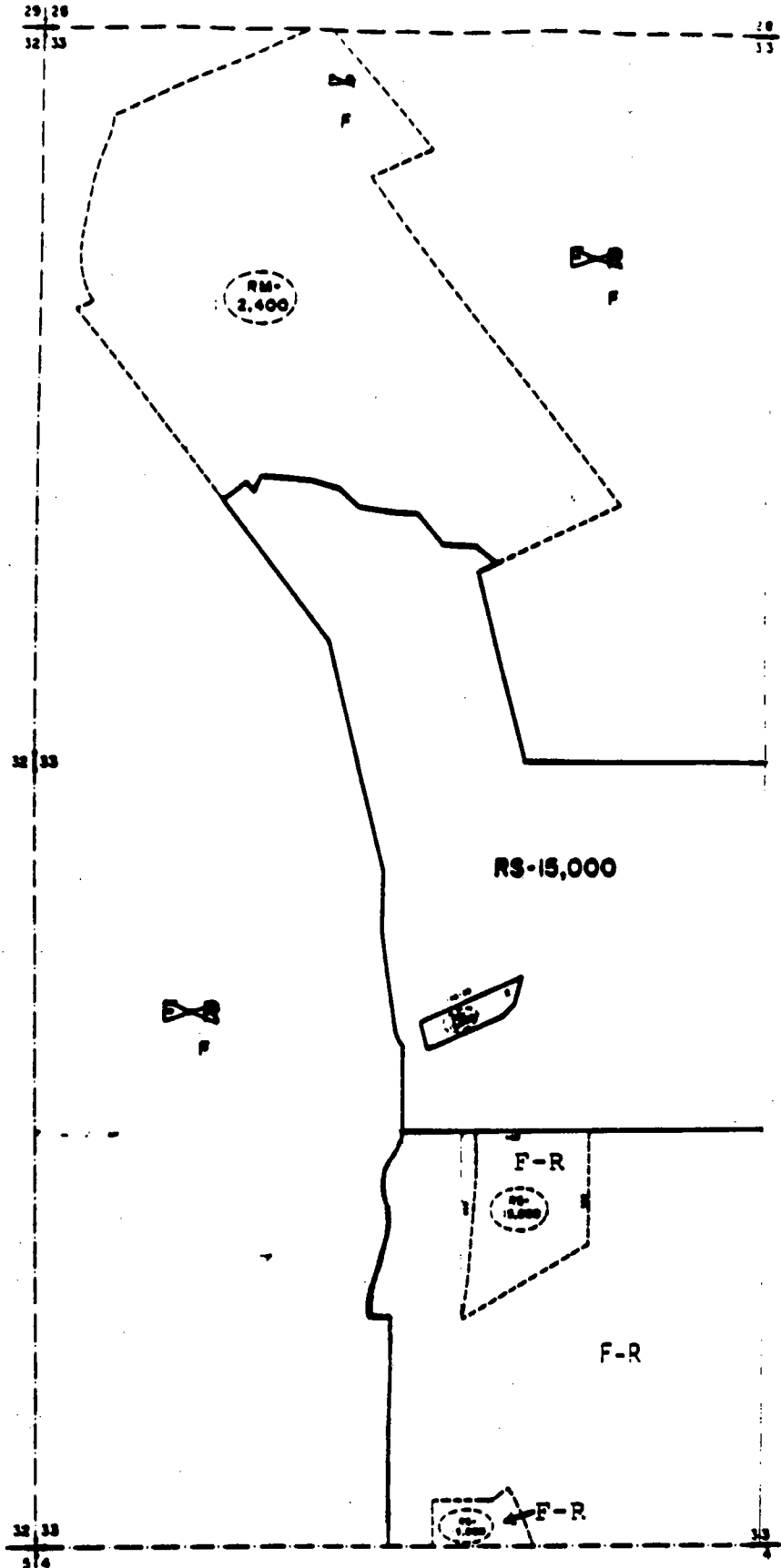
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21 APR 70

Additional language to be inserted at 5.5, Page 5, regarding ski resorts and other developed recreational uses

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The Forest Production District also includes areas that are well-suited to the development of commercial recreation uses such as ski areas, resorts and conference centers. The Comprehensive Plan recognizes that these uses may be forest-land dependent and encourages such development subject to a discretionary review process to ensure that building siting, size, design and supporting public facilities limit the impacts upon surrounding forest management activities. Reclassification of lands suited to these uses to a resource/recreation zone may be appropriate in the future in conjunction with a specific development proposal upon which the discretionary review could be based. The review process should provide for managers of adjacent forests to identify potential conflicts and suggest mitigating measures.