

April 25, 1989
0068C/hdm

Introduced by: Ron Sims
Gary Grant

Proposed No.: 89-381

ORDINANCE NO. **9141**

AN ORDINANCE relating to commercial development in the BR-C mixed business-residential use, community scale classification, amending Ordinance 5137, Section 5 and K.C.C. 21.29.050.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5137, Section 5 and K.C.C. 21.29.050 are hereby amended to read as follows:

Limitation on uses. Every use locating in the BR-C zone shall be subject to the following further conditions and limitations:

A. Every Commercial and nonresidential use except public utilities (~~must~~) may be combined with residential uses in the same structure or on the same site(-), provided that any development without a residential use shall be subject to a site plan approval per K.C.C. 21.46.160 through 200.

B. Commercial and nonresidential uses shall occupy the floors below the residential portion of mixed use developments in order to preserve quiet and privacy for the residents above when both residential and nonresidential uses occupy the same structure.

C. Residential uses in community mixed use developments may occupy the ground floor of buildings which front on R zoned property or are separated by at least ten feet from the surrounding business area by the other structures or landscaping within the same projects.

D. Commercial or nonresidential activities shall never exceed one-third of the total gross floor area of the structure project if a community mixed use development is constructed.

E. In order to provide direct pedestrian access, all commercial uses must front directly on an adjacent sidewalk, or on a front or side yard from which motor vehicles are excluded.

F. Any commercial use in a community mixed use development must have characteristics and impacts similar to those listed in

1 Section 21.29.040, in order to be compatible with a desirable
 2 residential living environment. It is not possible to enumerate
 3 all permissible potential commercial uses currently in existence
 4 or that might evolve through technological or economic change;
 5 therefore, proposed commercial uses not explicitly listed in this
 6 chapter will be judged by King County by their similarity to
 7 listed uses and their consistency with the intent of the
 8 comprehensive plan and this chapter.

9 G. Storage shall be limited to accessory storage of
 10 commodities sold at retail on the premises.

11 H. All uses shall be conducted wholly indoors except:

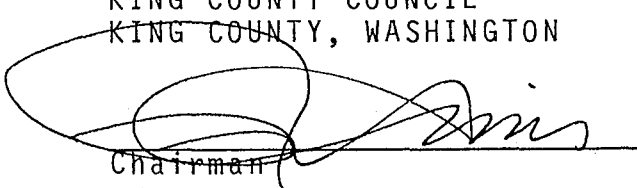
- 12 1. Growing stock in connection with horticultural
 13 nurseries, whether the stock is in open ground, pots or containers;
 14 2. Required accessory parking and loading areas;
 15 3. Moorage for private pleasure boats;
 16 4. Public utility installations;
 17 5. Seasonal outdoor seating for restaurants.

18 I. Signs shall be subject to the limitations of the BR-N
 19 classification.

20 INTRODUCED AND READ for the first time this 15th day
 21 of May, 1989.

22 PASSED this 18th day of September, 1989.

23 KING COUNTY COUNCIL
 24 KING COUNTY, WASHINGTON

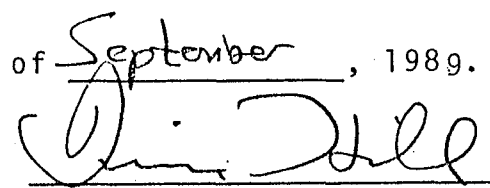
25 
 26 Chairman

27 ATTEST:

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29 Clerk of the Council

30 APPROVED this 29th day of September, 1989.

31 
 32 King County Executive
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