

October 30, 1989
1470H/MMc:clt

Introduced by: SIMS

Proposed No: 89-725

ORDINANCE NO.

9191

AN ORDINANCE amending the AR zone to allow elementary schools and amending Ordinance 7661, Section 5, as amended, and K.C.C. 21.21A.050.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Permitted uses - Conditional. The following conditional uses only are permitted in an A-R zone:

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

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

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

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

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

5. The following uses shall not be allowed:

a. Any activity which might result in excessive noise, smoke, dust, odors, heat or glare, or traffic beyond that which is common to a rural area. The proposed use shall conform to the maximum permissible rural sound levels under K.C.C. 12.88. The county may require an applicant to provide sound level tests demonstrating such conformance;

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1 b. Use or manufacture of products or operations which are
2 dangerous in terms of risk of fire, explosion, or hazardous
3 emissions;

4 c. Any other use which would disrupt the character of
5 permitted rural uses subject to the review of the zoning adjustor;

6 6. Landscaping shall be required to screen parking areas
7 and outside storage from the view of adjacent landowners and
8 county roads;

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

11 8. On-site sales shall be incidental to the main purpose of
12 the cottage industry;

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

15 B. Stores for retail sales of feed, seed, fertilizers,
16 fencing materials, agricultural raingear or such other supplies
17 that are directly related to the day-to-day support of
18 agricultural production and specifically excluding powered
19 equipment and related implements, trailers and related implements,
20 and items of apparel; provided the following minimum conditions
21 are conformed to:

22 1. The number of employees involved and the physical scale
23 is such that there is no substantial traffic involved and the
24 building intensity and character is consistent with the
25 surroundings;

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

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

6 C. Processing of agricultural products and livestock,
7 including wineries, canneries, and the slaughtering and dressing
8 of animals; provided any building, structure or area used for such
9 purposes shall be not closer than seventy-five feet to any
10 property line unless a greater setback is required by K.C.C.
11 21.21A.100, and:

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

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

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

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

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

17 G. 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. of
23 this section.

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

28 b. has no active storage;

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

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

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

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

g. is located above an anadromous fish barrier.

2. Project Development Standards:

a. The project will have an acceptable level of impacts on anadromous and resident fish species, as demonstrated by project approval from the Washington State Departments of Fisheries and Game, National Marine and 21.21A.050 - 21.21A.070 Fisheries Service, U.S. Fish and Wildlife Service, and tribes on the Federal Energy Regulatory Commission's service list;

b. will not create an erosion hazard;

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

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

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

H. Elementary Schools, provided that no such schools shall be allowed if they require public sewers to be extended outside a Local Service Area.

((H-)) I. Other conditional uses as provided in Chapter 21.44, excluding:

1. Columbariums, crematoriums and mausoleums;

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

3. Hospitals of all types;

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


5. ((Educational-Institutions)) High Schools and Junior High or Middle Schools;

6. Colleges and Universities.

INTRODUCED AND READ for the first time this 11th day of September, 1989.

PASSED this 30th day of October, 1989.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

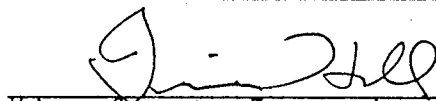

Chairman

ATTEST:



Clerk of the Council

APPROVED this 7th day of November, 1989.


King County Executive

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