

September 22, 1989
0673H/HK/rr

INTRODUCED BY: Barden

PROPOSED NO.: 89-708

ORDINANCE NO. **9329**

AN ORDINANCE amending the RM 900 zone to allow a new permitted use and amending Resolution 25789, Section 801 as amended and K.C.C. 21.16.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 801 and K.C.C.

21.16.020 are each amended to read as follows:

In an RM-900 zone the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the off-street parking requirements, landscaping requirements, and general provisions and exceptions set forth in this title beginning with Chapter 21.46.

A. Any use permitted in an RM-1800 zone, provided all such uses shall conform to the conditions set forth in the zone in which they are first permitted except that for dwellings, senior citizen apartments, rest homes, nursing homes and convalescent homes, the yards, open spaces and lot coverage permitted by this classification shall apply;

B. Accessory uses, buildings and structures as set forth in the RS classification except that where more than one dwelling unit is located on the premises private garages shall be limited to accommodating not more than two cars for each dwelling unit and a boathouse shall be limited to accommodating not more than one private noncommercial pleasure craft for each dwelling unit on the premises;

C. Apartment hotels;

D. Hospitals, except mental and alcoholic, provided all buildings and structures shall maintain a distance of not less than forty-five feet from the property front line and not less than twenty feet from any R classified property;

E. Hotels, provided:

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1. Restaurants, cocktail lounges and specialty shops are permitted accessory uses provided the floor area devoted to such uses shall not exceed twenty percent of the total floor area and entry to such uses shall be from within the main building;

2. All buildings and structures shall maintain a distance of not less than twenty feet from any lot in an R zone.

F. Motels, provided:

1. Restaurants, cocktail lounges and specialty shops are permitted accessory uses provided the floor area devoted to such uses shall not exceed twenty percent of the total floor area and entry to such uses shall be from within the main building.

2. All buildings and structures shall maintain a distance of not less than twenty feet from any lot in an R zone.

G. Private clubs and fraternal societies, except those the chief activity of which is a service customarily carried on as a business, provided all buildings and structures shall maintain a distance not less than twenty feet from any lot in an R zone;

H. Professional offices and medical-dental buildings and clinics as defined in this title, provided all buildings and structures shall maintain a distance not less than twenty feet from any lot in an RS, S or G zone;

I. Retirement home, provided:

1. The housing shall be for the low-income elderly and shall have the necessary standards and controls to assure such continued use, or shall be owned by or limited to said use by contract with federal, state or county government,

2. The use shall be within one-quarter mile of public transportation, including vanpools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway,

1 3. The lot area per dwelling unit shall not be less than
2 four hundred fifty square feet,

3 4. The amount of off-street parking required shall not be
4 less than one parking space per four dwelling units;

5 J. Sanitariums, provided all buildings and structures shall
6 maintain a distance not less than twenty feet from any lot in an
7 R zone;

8 K. Signs, as follows:

9 1. One identification sign not exceeding two square feet
10 in area containing the name of the occupant of the premises,

11 2. One double-faced or one single-faced identification
12 sign not exceeding sixteen square feet per face for multiple
13 dwellings and other permitted structures provided such sign shall
14 not be located in any required yard or open space on the
15 premises, and if the sign is lighted it shall be stationary and
16 nonflashing,

17 3. One double-faced sign or two single-faced signs, not
18 exceeding six square feet of area per face, pertaining only to
19 the sale, lease or hire of only the particular building, property
20 or premises upon which displayed;

21 L. Mobile home parks as provided in Chapter 21.09;

22 M. Planned unit development as provided in Chapter 21.56;

23 N. Unclassified uses as provided in Chapter 21.44.

24 O. Mortuaries, provided a conditional use permit has been
25 granted and provided all buildings and structures shall maintain
26 a distance not less than twenty feet from any lot in an R zone,

27 P. Uses rendering governmental, social or personal services
28 to the individual; business offices and banks; provided:

29 1. Must be located on a road developed to at least the
30 secondary arterial standards of King County,

1 2. The use shall not include the sale or handling of
2 commodities except when accessory to and incidental to the
3 service provided,

4 3. All buildings and structures shall maintain a distance
5 not less than twenty feet from any lot in an RS, S or G zone,

6 4. The uses do not have, within the building or on the
7 premises, warehouse space or storage space for machinery,
8 equipment or materials;

9 Q. Private parking area for employees of establishments
10 located in a B, C or M zone, provided:

11 1. The parking area serves B, C or M uses adjoining or
12 directly across a street or alley from such parking area,

13 2. Access to such parking area shall only be from the
14 business or industrial zoned property it is intended to serve, or
15 from the alley or street which intervenes,

16 3. The parking area shall be developed as required by
17 Chapter 16.74, Off-Street Parking Facilities, and no such area
18 shall be used for an automobile, trailer or boat sales area or
19 for the accessory storage of such vehicles.

20 R. Research and testing laboratories, provided:

21 1. Such laboratory shall be accessory to a professional
22 office directly related to the operation and administration of
23 the laboratory,

24 2. The floor area devoted to such use shall not exceed one
25 thousand square feet,

26 3. No radioactive substances other than those commonly
27 used in the function and operation of X-ray equipment shall be
28 permitted on premises,

29 4. All testing and storage of materials, supplies and
30 equipment shall be within enclosed buildings,

5. Noise levels from machines located in such laboratories shall not exceed eighty decibels,

6. No medical or research experimentation on live animals shall be permitted on premises.

S. Cafeteria and delicatessen food services, provided;

1. Such food service shall be located on a site designated and limited to office park development,

2. Such food service shall be accessory to and contained within a building as developed for offices,

3. The floor area devoted to such use shall not exceed one thousand square feet or three percent building, whichever is less,

4. No entrances directly from the street or parking lot to such establishment shall be allowed,

5. No sign from such establishment shall be visible from the outside of any building, and

6. The hours of operation shall be no later than those of the office park development.

INTRODUCED AND READ for the first time this 5th day of September, 1989.

PASSED this 26th day of February, 1990.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chairman

ATTEST:

Gerald A. Peterson
Deputy Clerk of the Council

APPROVED this 12th day of MARCH, 1999.

Russ Feltz
King County Executive