

January 7, 1991  
VN:clt CHUR-ARZ.ORD

Introduced by: Bruce Laing

Proposed No.: 90 - 389

**9773**

ORDINANCE NO.

AN ORDINANCE amending the AR zone to allow churches as a conditional use 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. Ordinance 7661, Section 5 as amended and K.C.C. 21.21A.050 are amended to read as follows: 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;

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

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

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

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

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

11 9. The allowable size of equipment used by the cottage  
12 industry shall be subject to the review of the zoning adjustor.

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

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

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

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

31 C. Processing of agricultural products and livestock,  
32 including wineries, canneries, and the slaughtering and  
33 dressing of animals; provided any building, structure or area  
34 used for such purposes shall be not closer than seventy-five

1 feet to any property line unless a greater setback is required  
2 by K.C.C. 21.21A.100, and:

3 1. The number of employees involved and the physical  
4 scale is such that the building intensity and character is  
5 consistent with the surroundings;

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

8 3. The use is not located within a one-hundred-year  
9 floodplain. Expansion of any existing facilities in the  
10 floodplain shall be limited to structural alterations and  
11 increases in flood area required by law for health and safety  
12 reasons.

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

20 E. Commercial use of buildings listed on the national  
21 register as an historic site or designated as a King County  
22 landmark, provided:

23 1. Gross floor area of the building additions or new  
24 buildings required for the conversion shall not exceed twenty  
25 percent of the gross floor area of the historic or landmark  
26 buildings;

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

31 F. Resource-based commercial recreation facilities such as  
32 golf courses and destination resorts, in locations where  
33 impacts on the environment, adjacent land use and resource  
34 management can be adequately controlled, and where adequate  
35 public facilities and services can be provided;

1 G. Hydroelectric facilities, as follows:

2 1. Hydroelectric projects with the following  
3 characteristics shall be permitted subject to a conditional use  
4 permit. All other projects shall require an unclassified use  
5 permit. Regardless of the process involved, all hydroelectric  
6 projects shall meet the standards specified in subsection H.2.  
7 of this section.

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

12 b. has no active storage;

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

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

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

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

21 g. is located above an anadromous fish barrier.

22 2. Project Development Standards:

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

29 b. will not create an erosion hazard;

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

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

1           2           e. will preserve or enhance multiple use of the site  
2 including, but not limited to, public access, fishing, and  
3 recreational uses.

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

7           I. The expansion only of existing junior high or middle  
8 schools and high schools, provided that no such expansion shall  
9 be allowed if it requires public sewers to be extended outside  
10 of a Local Service Area.

11           J. Churches, provided that no such churches shall be  
12 allowed if they require public sewers to be extended outside a  
13 Local Service Area.

14           ((J-)) K. Other conditional uses as provided in Chapter  
15 21.44, excluding:

- 16           1. Columbariums, crematoriums and mausoleums;  
17           2. Commercial establishments and enterprises as defined  
18 by K.C.C. 21.44.030C;  
19           3. Hospitals of all types;  
20           4. Utility district offices, unless sharing facilities  
21 with a fire station;  
22           5. College and universities.

23           INTRODUCED AND READ for the first time this 23rd day  
24 of April, 1990.

25           PASSED this 7th day of January, 1991.

26           KING COUNTY COUNCIL  
27           KING COUNTY, WASHINGTON

28           Lois North  
29           Chair  
30

31           ATTEST:

32           Gerald A. Peterson  
33           Clerk of the Council

34           APPROVED this 17th day of January, 1991.

35           Jim Hill  
36           King County Executive