

# 10408

ORDINANCE NO. \_\_\_\_\_

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AN ORDINANCE amending the Rural Area (AR) zone of the King County Zoning Code to allow the location of recycling facilities on sites containing other public facilities; adding a new section to K.C.C 21.04, and amending Ordinance 7661, Section 5 as amended and K.C.C. 21.21A.050.

**PREAMBLE:**

1. It is King County's policy to support and encourage the collection of recyclable materials for purposes of achieving waste reduction and use of such materials for creation of new products.
2. The proposed new county zoning code addresses this issue.
3. There is an existing demand for the location of such facilities which should not await final adoption of the new zoning code.
4. The location of such facilities in conjunction with school facilities provides an educational opportunity for students at any schools accommodating them to learn about the need for and methods of achieving waste reduction.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. A new section is added to K.C.C.

Chapter 21.04 to read as follows:

Interim recycling facility. "Interim recycling facility" means a site or establishment, which is not located at the final disposal site, engaged in collection or treatment of recyclable materials and including drop boxes, yard waste processing facilities, and collection, separation and shipment of glass, metal, paper or other recyclables to others who will re-use them or use them to manufacture new products.

SECTION 2. Ordinance 7661, Section 5 as amended and K.C.C. 21.21A.050 are hereby 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           1. The site shall have a minimum lot size of five  
2 acres, or else a conditional use permit with public hearing  
3 shall be required;

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

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

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

12          5. The following uses shall not be allowed:

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

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

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

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

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

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

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

34           B. Stores for retail sales of feed, seed, fertilizers,  
35 fencing materials, agricultural raingear or such other supplies

1 that are directly related to the day-to-day support of  
2 agricultural production and specifically excluding powered  
3 equipment and related implements, trailers and related  
4 implements, and items of apparel; provided the following  
5 minimum conditions are conformed to:

6 1. The number of employees involved and the physical  
7 scale is such that there is no substantial traffic involved and  
8 the building intensity and character is consistent with the  
9 surroundings;

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

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

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

23 1. The number of employees involved and the physical  
24 scale is such that the building intensity and character is  
25 consistent with the surroundings;

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

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

33 D. Animal hospital and clinics, subject to an  
34 administrative conditional use permit, provided the portion of  
35 the building or structure in which animals are kept or treated

1 is sound-proofed; all run areas are completely surrounded by an  
2 eight-foot solid wall; the animal runs shall be surfaced with  
3 concrete or other impervious material; and there shall be no  
4 burning of refuse or dead animals on the premises;

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

8 1. Gross floor area of the building additions or new  
9 buildings required for the conversion shall not exceed twenty  
10 percent of the gross floor area of the historic or landmark  
11 buildings;

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

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

21 G. Hydroelectric facilities, as follows:

22 1. Hydroelectric projects with the following  
23 characteristics shall be permitted subject to a conditional use  
24 permit. All other projects shall require an unclassified use  
25 permit. Regardless of the process involved, all hydro-electric  
26 projects shall meet the standards specified in subsection H.2.  
27 of this section.

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

32 b. has no active storage;

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

1 d. maintains an exceedance flow of no greater than  
2 50 percent in mainstream reach;

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

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

7 g. is located above an anadromous fish barrier.

8 2. Project Development Standards:

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

15 b. will not create an erosion hazard;

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

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

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

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

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

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

34 K. Other conditional uses as provided in Chapter 21.44,  
35 excluding:

- 1 1. Columbariums, crematoriums and mausoleums;
- 2 2. Commercial establishments and enterprises as defined
- 3 by K.C.C. 21.44.030C;
- 4 3. Hospitals of all types;
- 5 4. Utility district offices, unless sharing facilities
- 6 with a fire station;
- 7 5. Colleges and universities.

8 L. Interim recycling facilities when located on and  
 9 operated in conjunction with a site containing a public  
 10 facility such as a school or fire station.

11 INTRODUCED AND READ for the first time this 4<sup>th</sup> day  
 12 of May, 1992

13 PASSED this 8<sup>th</sup> day of June, 1992

14 KING COUNTY COUNCIL  
 15 KING COUNTY, WASHINGTON

16 Audrey Grugel  
 17 Chair

18 ATTEST:

19 Janet Masius  
 20 Deputy Clerk of the Council

21 APPROVED this 17<sup>th</sup> day of June, 1992.

22 Jim Hill  
 23 King County Executive  
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