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6/11/92:mmc

Introduced by: Nickels

Proposed No.: 92-403

ORDINANCE NO. **10485**

AN ORDINANCE amending the provisions of the zoning code with regard to school sites in the Rural Area zone, amending Ordinance 7661 section 5 and K.C.C. 21.21A.040 and adding a new definition to K.C.C. 21.04.

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:

21.21A.050 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 or 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
2 of permitted rural uses subject to the review of the zoning
3 adjutor;

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

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

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

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
7 by 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
32 as 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 hydro-electric
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,
9 it shall have a height no greater than eight feet (measured
10 from 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
16 50 percent in mainstream reach;

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

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

22 g. is located above an anadromous fish barrier.

23 2. Project Development Standards:

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

30 b. will not create an erosion hazard;

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

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

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

4 H. Elementary schools, provided that no such schools
5 shall be allowed if they require public sewers to be extended
6 outside a Local Service Area unless such school is proposed to
7 be located adjacent to other existing schools, and the site
8 cannot accommodate on-site sewage disposal and no alternative
9 technologies are feasible, in which case a tight-line sewer
10 sized only to meet the needs of the school may be used.

11 I. The expansion only of existing junior high or
12 middle schools and high schools, provided that no such
13 expansion shall be allowed if it requires public sewers to be
14 extended outside of a Local Service Area unless the site cannot
15 accommodate on-site sewage disposal and no alternative
16 technologies are feasible, in which case a tight-line sewer
17 sized only to meet the needs of the school may be used.

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

21 K. Other conditional uses as provided in Chapter
22 21.44, excluding:

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

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

33 NEW SECTION. SECTION 2. A new definition is added to Chapter
34 21.04, to read as follows:

1 **Tightline sewer.** "Tightline sewer" means a sewer trunk line
2 designed and intended specifically to serve a particular
3 facility or place, and not to provide sewer service generally
4 to the land areas along its length but only to the facility or
5 place it is extended to. It may occur outside the Local
6 Service Area for sewers, but does not amend the Local Service
7 Area.

8 INTRODUCED AND READ for the first time this 26th day
9 of May, 1992.

10 PASSED this 20th day of July, 1992.

11 KING COUNTY COUNCIL
12 KING COUNTY, WASHINGTON

13 Audrey Geyer
14 Chair

15 ATTEST:

16 Gerald G. Peterson
17 Clerk of the Council

18 APPROVED this 30th day of July, 1992.

19 Jim Hill
20 King County Executive