

August 27, 1992 SDW/GHME

Introduced by: Larry Phillips

Proposed No.: 92-662

**10578**

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

AN ORDINANCE relating to bulk retail uses in the Community Business zoning classification; amending Resolution 25789, Section 1401, and K.C.C. 21.28.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

Section 1. Resolution No. 25789, Section 1401, as amended, and K.C.C. 21.28.020 are hereby amended to read as follows:

**21.28.020 Permitted uses.** Any of the following types of uses which can meet the following standards are permitted and allowed by this classification subject to the limitations set forth in this section provided, that the operation of an adult use establishment shall be prohibited within six hundred sixty feet of any residential zone regardless of jurisdiction and, provided further, that no adult use establishment shall be operated concurrently within six hundred sixty feet of, nor within the same structure as any other adult use establishment, and provided further that no adult use establishment shall be located within six hundred sixty feet of schools, licensed daycare centers, public parks, community centers, public libraries or churches which conduct religious or educational classes for minors.

A. Any on-premises retail enterprise dispensing food or commodities which may involve only incidental and limited fabrication or assembly of commodities ~~((+))~~ including bulk retail businesses with on-site storage and limited wholesale sales; provided that, the on-site storage and sale of automobiles, trailers, boats, heavy equipment and similar commodities are specifically excluded;

B. Business offices which may include limited fabrication, assembly and repair of electronic components and devices and any type of use rendering professional services or personal services to the individual;

- 1 C. Hospitals, except mental and alcoholic hospitals;  
2 D. Hotels and motels, except apartment hotels;  
3 E. Enterprises providing entertainment and recreation;  
4 provided, however, that the operation of an adult use  
5 establishment shall be prohibited within six hundred and sixty  
6 feet of any residential zone regardless of jurisdiction and,  
7 provided further, that adult use establishments shall not be  
8 operated concurrently within six hundred and sixty feet of, nor  
9 within the same structure as, the operation of any other adult  
10 use establishment, and provided further that no adult use  
11 establishment shall be located within six hundred sixty feet of  
12 schools, licensed daycare centers, public parks, community  
13 centers or public libraries or churches which conduct religious  
14 or educational classes for minors;
- 15 F. Lodges, private clubs and fraternal societies;  
16 G. Moorages for private pleasure craft;  
17 H. Mortuaries;
- 18 I. Any public utility installation relating directly to  
19 the distribution of services including switching and  
20 transmission stations, but not including warehouses, service  
21 yards or the like unless otherwise permitted by this title;
- 22 J. Public off-street parking facilities, whether  
23 publicly or privately owned and operated, provided any area so  
24 used shall not be used for a vehicle, trailer or boat sales  
25 area or for the accessory storage of such vehicles unless  
26 otherwise permitted by this title;
- 27 K. Automobile rental;  
28 L. Churches;
- 29 M. Public office buildings, art galleries, museums,  
30 libraries, police and fire stations;
- 31 N. On-premise signs without limitation as to size and  
32 the number, off-premise directional signs, and billboards  
33 subject to the provisions of Chapter 21.53, Signs and  
34 Billboards;

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O. Recreational vehicle parks as provided in Chapter 21.09;

P. Household moving truck rental or trailer rental as an accessory use to an automobile service station only, provided that:

- 1. Not more than four trucks and eight trailers shall be permitted on a station site,
- 2. Whenever such uses are proposed at an existing station which has a common boundary with R or S classified property, the landscaping provisions set forth in Chapter 21.51 must be adhered to at least for that boundary;

Q. Community scale mixed use business-residential developments subject to a conditional use permit, and subject to the provisions and conditions governing mixed use developments in the BR-C zone;

R. Specialized instruction schools;

S. Self-service storage facilities, provided that:

- 1. The use of property shall be limited to dead storage. Activities such as the servicing or repair of motor vehicles, boats, trailers, lawnmowers or similar equipment is prohibited,
- 2. No storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals is permitted,
- 3. No residential occupancy of the storage units is permitted,
- 4. No business activity may be conducted within the individual storage units,
- 5. A manager shall be on the site at all times that the lessees have access to the storage units.

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T. Communication facility, subject to K.C.C. 21.80.020  
- 21.80.190.

INTRODUCED AND READ for the first time this 8th day  
of September, 1992.

PASSED this 5th day of October, 1992

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

*[Signature]*  
Chair

ATTEST:

*[Signature]*  
Clerk of the Council

APPROVED this 15th day of October, 1992.

*[Signature]*  
King County Executive