

ZONING CODE AMENDMENTS JUNE 1 AND 7, 1993

NO.	TOPIC	COUNCIL ACTION 6/1/93	COUNCIL ACTION 6/7/93
1A 1B CS	Minimum Density Advisory Committee Miscellaneous Technical Amendments	PASSED 7-1, AG "NO", LP EXC. PASSED 8-0, LP EXC.	
2 BD	P-suffix	Part 1/WITHDRAWN Part 2/PASSED 7-2, KP, CS "NO"	
3 BD	Conversion provisions for Bear Creek MPD's	WITHDRAWN	
4 CS	Amendments relating to senior citizen housing	PASSED UNANIMOUSLY, AS AMENDED	
5 CS	Amendments relating to electrical utility facilities	PASSED UNANIMOUSLY	
	<i>Note: Amendments 6-12 relate to use tables in chapter 21A.08</i>		
6 RS	Utility offices and maintenance yards in urban residential zones	PASSED SUBSTITUTE 6-1, BD "NO", LP, GN EXC.	
7 CS	Bulk gas storage facilities in the rural and urban residential zones	PASSED 7-0, LP, GN EXC.	
8 CS	Growing forest products in the mineral zone	PASSED 7-0, LP, GN EXC.	
9	Development conditions for school support facilities and bus bases	NOT OFFERED	
10 BD	Schools in rural areas	PASSED AS AMENDED UNANIMOUSLY	SUBSTITUTE 10 AND 11 PASSED 7-2, BD, BL "NO"  SPONSOR RS
11 BD	Clarification of requirements for schools in urban residential zones	PASSED AS AMENDED 8-1, BL "NO"	
12 BD	Churches in Industrial zone	PASSED 5-4, AG, CS, RS, PB "NO"	DO NOT PASS, PASSED 5-4, AG, BL, KP, BD "NO"
	<i>Note: Amendments 13-16 relate to Density and Dimensions 21A.12</i>		
13 CS	Building coverage and impervious surface requirements for small clustered lots.	PASSED AS AMENDED 7-0 PB, BL EXC.	
14 KP RS	Impervious surface limitations for nonresidential uses in the rural and urban residential zones	PASSED 4-3, GN, LP, AG "NO", PB, BL EXC.	
15 BD	Convenience services in residential zones	FAILED 4-4, BD, AG, RS, KP "YES", BL EXC.	

NO.	TOPIC	COUNCIL ACTION 6/1/93	COUNCIL ACTION 6/7/93
16 CS	Modification to the building facade modulation requirements	<b>PASSED UNANIMOUSLY</b>	
17 CS	On-site recreation space (21A.14)	<b>HELD</b>	<b>PASSED 8-0, RS EXC.</b>
18 BD	Tree retention & landscaping in rural and resource zones (21A.16)	<b>WITHDRAWN</b>	
19 GN	Limitation on parked and stored vehicles in urban residential zones (21A.18)	<b>FAILED 2-6, GN, LP "YES", CS EXC.</b>	<b>PASSED SUBSTITUTE 8-1, BD "NO"</b>
	<i>Note: Amendments 20-22 relate to 21A.20 Signs</i>		
20 PB	Exclusion of support structures in sign area calculations	<b>PASSED 8-0. CS EXC.</b>	
21 AG	Sign height and area requirements	<b>FAILED 3-5, AG, BD, RS "YES", CS EXC.</b>	<b>PASSED 5-4, PB, KP, BL, CS "NO"</b>
22 AG	Deposits for political signs	<b>WITHDRAWN</b>	
	<i>Note: amendments 23-25 relate to 21A.24 Sensitive Areas</i>		
23 BD	SAO retention/detention facilities	<b>FAILED 3-5, BD, LP, RS "YES" CS EXC.</b>	
24 BD	Partial exemptions	<b>FAILED 3-6, BD, GN, AG "YES"</b>	
25 CS	Nonresidential structures in the zero-rise floodway	<b>PASSED UNANIMOUSLY</b>	
26 BD	Water supply requirements (21A.28)		<b>WITHDRAWN</b>
27 CS	Expansion of nonconforming uses (21A.32)		<b>PASSED 8-0, LP EXC.</b>
	<i>Note: Amendments 28-34 relate to minimum densities and density bonuses</i>		
28 UAC	Minimum densities Chapter 21A.12		<b>FAILED 3-6, BD, AG, KP "YES"</b>
29 AG	Minimum densities - community plan designations		<b>WITHDRAWN</b>
30 CS	Minimum densities in Urban Plan Developments		<b>PASSED 6-3, BD, KP, GN "NO"</b>

NO.	TOPIC	COUNCIL ACTION 6/1/93	COUNCIL ACTION 6/7/93
31 UAC	Density Bonuses: Chapters 21A.34 and 36		CH. 21A.34, FAILED 3-6 BD, KP AG "YES" CH. 21A.36, FAILED 3-6 BD, KP AG "YES"
32 AG	Neighborhood design review program		PASSED 5-4, PB, CS, BL, GN "NO"
33 AG	Residential density incentives - community plan designations		WITHDRAWN
34 AG	Transfer of residential density credits - community plan designations		PASSED 5-4, PB, CS, BL, RS "NO"
	<i>Note: Amendments 35-37 &amp; 56 relate to 21A.39 UPD's</i>		
35 BD	UPD's - rural areas		WITHDRAWN
36 BD	Water & sewer comprehensive plans relative to UPD's		FAILED 1-7, BD "YES", LP EXC.
37 BD	UPD's - flexibility of standards		FAILED 2-6, BD, AG "YES", LP EXC.
38 BD	Vesting of CUP's		FAILED 1-7, BD "YES", LP EXC.
	<i>Note: amendments 39-51, and 53-55 all address Livestock, 21A.30</i>		
39 RS	Livestock commercial dairies		WITHDRAWN
	<i>Note: amendments 40 &amp; 41 propose to change the same section</i>		
40 KP	Best management practices requirements livestock		WITHDRAWN
KP	Motion to defer consideration of livestock management	PASSED 5-4, LP, CS, RS, PB "NO"	RECONSIDERED: PASSED AS AMENDED 5-4, KP, GN, BL, BD "NO" (SPONSOR AG)
41 RS	Livestock - fisheries habitat		WITHDRAWN
	<i>Note: amendments 42, 43 and 44 propose to change the same section</i>		
42 KP	Livestock densities		WITHDRAWN
43 KP	Livestock densities		WITHDRAWN

NO.	TOPIC	COUNCIL ACTION 6/1/93	COUNCIL ACTION 6/7/93
44 RS	Livestock densities		WITHDRAWN
45 UAC	Farm management plans		FAILED 3-5, KP, BD, AG "YES", LP EXC.
	<i>Note: Amendments 46, 49, 50 and 51 would all amend the same section</i>		
46 UAC	Livestock management standards		WITHDRAWN
	<i>Note: Amendments 47 and 48 would amend the same section</i>		
47 RS	Livestock - farm management plan minimum requirements		WITHDRAWN
48 KP	Farm management plans		WITHDRAWN
49 LP	Rotational grazing of livestock		NOT OFFERED
50 RS	Livestock - buffer requirements		WITHDRAWN
51 KP	Management standards - livestock		WITHDRAWN
52 BD	New R-3 zone		FAILED 4-5, BD, BL, AG, KP "YES"
53 UAC	Livestock standards - applications to existing operations		WITHDRAWN
54 RS	Livestock - King Conservation District levy oversight committee		WITHDRAWN
55 BD	Livestock standards		NOT OFFERED
56 BD	UPD Effective Date		FAILED 1-7, BD "YES", LP EXC.
57 CS	Adopt attachments		PASSED UNANIMOUSLY
58 CS	Density shifts between different zones on one property		PASSED 6-3, KP, BD, GN "NO"

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KING COUNTY ZONING CODE

ORDINANCE NUMBER 91-729

AMENDMENT NUMBER: 1A OFFERED BY: Sullivan

TOPIC: Minimum Density Advisory Committee

A new section 11 is added as follows:

**SECTION 11.**

Minimum Density Advisory Committee. After adoption of the 1993 zoning code, an advisory committee shall be formed to analyze the application of the new zoning code to sample residential sites selected by the committee to evaluate the practical effect of the density and dimension standards and determine whether adjustments to the minimum density standards or other code requirements are necessary in order to achieve the purposes set forth in Section 21A.04.080. The advisory committee shall, within six months from the effective date of this ordinance, issue a report to the Council, including any recommendations or modifications to the Code which the committee deems appropriate. The Council shall review the committee's recommendations within one month of its receipt by the Council.

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KING COUNTY ZONING CODE <sup>93</sup> MAY 27 AM 11:55

ORDINANCE NUMBER 91-729

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER: 18 OFFERED BY: Sullivan

TOPIC: Miscellaneous technical amendments

SECTION 55.

21A.06.070 Applicant. Applicant: a property owner, or any person or entity acting as an agent for the property owner, in an application for a development proposal, permit or approval.

SECTION 226.

21A.06.930 Public agency or utility office. Public agency or utility office: an office for the administration of any governmental or utility activity or program, with no outdoor storage and including, but not limited to uses located in SIC Major Group, Industry Group and Industry Nos.:

- A. 91-Executive, Legislative, and General Government, except Finance;
- B. 93-Public Finance, Taxation, and Monetary Policy;
- C. 94-Administration of Human Resource Programs;
- D. 95-Administration of Environmental Quality and Housing Program;
- E. 96-Administration of Economic Programs;
- F. 972-International Affairs;
- G. 9222-Legal Counsel and Prosecution; and
- H. 9229-Public Order and Safety.

SECTION 333.

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K.C.C. 21A.08.060  
A. GOVERNMENT/  
  
BUSINESS SERVICES  
LAND USES

KEY  
P-Permitted Use  
C-Conditional Use  
S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	N E U B O R S H O O D	B O R S H O O D	C B O U S I N G H O U S I N G	R B E U S I N G H O U S I N G	O F F I C E

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
<b>GOVERNMENT SERVICES:</b>													
*	Public agency or utility office				P3 C5	P3 C5	P3 C5	P3 C5	P4	P	P	P	P ((14)) 16
*	Public agency or utility yard				P 27	P 27					P		P
*	Public agency archives										P	P	P
921	Court									P4	P	P	P
9221	Police Facility									P	P	P	P
9224	Fire Facility				C 6	C 6	C 6	C 6	P	P	P	P	P
*	Utility Facility	P 7 C	P 7 C	P 7	P 7 C	P	P	P	P	P	P	P	P
*	Minor Communication Facility (18)	C	P		C	C	C	C	C	P	P	P	P
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
<b>BUSINESS SERVICES:</b>													
15-17	Construction and Trade										P 9	P	P
*	Individual Transportation and Taxi									P 25	P	P 10	P
421	Trucking and Courier Service									P 11	P 12	P 13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage						C 14			P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	P 15 C			C 15	C 15							P
*	Log Storage	P15	P		P26								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	P
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental and Leasing									P	P	P	P
752	Automotive Parking				P19	P19	P19	P19	P 20	P 20	P 21	P 20	P
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
*	Commercial/Industrial Accessory Uses			P	P 22				P22	P22	P	P	P
*	Helistop					C 23	C 23	C 23	C 23	C 23	C 24	C 23	C 24

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
 Development Standards, see 21A.12 through 21A.30  
 General Provisions, see K.C.C. 21A.32 through 21A.38  
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
 (\*) Definition of this specific Land Use, see K.C.C. 21A.06

## K.C.C. 21A.08.060 B. DEVELOPMENT CONDITIONS.

1. Except self-service storage.
2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.
3. A. Only as a re-use of a public school facility or a surplus non-residential facility subject to the provisions of K.C.C. 21A.32; or  
B. Only when accessory to a fire facility and the office is no greater than 1500 square feet of floor area.
4. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.
5. Utility offices only if there is no commercial/industrial zoning in the utility district.
6. a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;  
b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street; and  
c. No outdoor storage.
7. Limited to utility transmission, distribution, and service lines and associated switching stations, substations, booster stations, electrical conversion substations, natural gas gate stations and limiting stations.
8. Except in commercial/industrial zones, such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities. In commercial/industrial zones, such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.
9. No outdoor storage of materials.
10. Limited to office uses.
11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
13. Limited to SIC Industry No. 4215-Courier Services, except by air.
14. Accessory to an apartment development of at least 12 units provided:
  - a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
  - b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
  - c. The use of the facility shall be limited to dead storage of household goods;
  - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
  - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
  - f. No residential occupancy of the storage units;
  - g. No business activity other than the rental of storage units; and
  - h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
15. Limited to products produced on-site.
16. Only as an accessory use to another permitted use.
17. No outdoor storage.
18. Minor communication facilities shall be regulated relative to setback, height and review process pursuant to K.C.C. 21A.26.
19. Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
  - a. They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours ; and
  - b. The site is adjacent to a designated arterial that has been improved to a standard acceptable to the department of public works.
20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.



21. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.
22. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
23. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
24. Allowed as accessory to an allowed use.
25. Limited to private road ambulance services with no outside storage of vehicles.
26. Limited to 2 acres or less.
27.
  - a. Utility yards only on sites with utility district offices; or
  - b. Public agency yards are limited to material storage for road maintenance facilities.

#### SECTION 355.

**21A.12.180 Height - exceptions to limits.** The following structures may be erected above the height limits of K.C.C. 21A.12.030-.050.

- A. Roof structures housing or screening elevators, stairways, tanks, ventilating fans or similar equipment required for building operation and maintenance; and
- B. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks, church steeples, crosses, spires, communication transmission and receiving structures, utility line towers and poles, and similar structures.

#### SECTION 359.

**21A.12.220 Nonresidential land uses in residential zones.** Except for utility facilities, (~~personal service and retail establishments, and~~)uses listed in K.C.C. 21A.08.100, and nonresidential uses regulated by 21A.12.230 all nonresidential uses located in the RA, UR, or R zones shall be subject to the following requirements:

- A. Building coverage shall not exceed:
  1. Twenty percent of the site in the RA zone.
  2. Forty percent of the site in the UR and the R-1 through R-8 zones.
  3. Sixty percent of the site in the R-12 through R-48 zones.
- B. Impervious surface coverage shall not exceed:
  1. Thirty-five percent of the site in the RA zone.
  2. Sixty percent of the site in the UR and the R-1 through R-8 zones.
  3. Eighty percent of the site in the R-12 through R-48 zones.
- C. Buildings and structures, except fences and wire or mesh backstops, shall not be closer than 30 feet to any property line, except as provided in subsection D.
- D. Single detached dwelling allowed as accessory to a church or school shall conform to the setback requirements of the zone.
- E. Parking areas are permitted within the required setback area from property lines, provided such parking areas are located outside of the required landscape area.
- F. Sites shall abut or be accessible from at least one public street functioning at a level consistent with King County Road Design Standards. New high school sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards.
- G. The base height shall conform to the zone in which the use is located.
- H. Building illumination and lighted signs shall be designed so that no direct rays of light are projected into neighboring residences or onto any street right-of-way

6/1/93

MR. DERDOWSKI WITHDREW AMENDMENT 2, Part No. 1  
MR. DERDOWSKI MOVE AMENDMENT 2, Part No. 2  
PASSED 7-2, KP, CS "NO"

KING COUNTY ZONING CODE

**10870**

ORDINANCE NUMBER 91-729

AMENDMENT NUMBER: 2 OFFERED BY: Derdowski

TOPIC: P-suffix conditions

Amend Section 5 F & G as follows to require that P-suffix conditions in community plan area zoning documents be retained until the community plan is updated, if the P-suffix conditions set standards that are stricter than the code.

Part  
No. 1

.... F. Area-wide P-suffix development conditions. The department shall review all area-wide P-suffix conditions applied through zoning adopted pursuant to Resolution 25789, and recommend legislation removing all such conditions which have been replaced adequately by standards adopted in the 1993 zoning code from the area zoning documents. Any such P-suffix conditions which establish standards that are ~~((not adequately addressed by this code shall be recommended to be included directly in the 1993 zoning code.))~~ stricter than those provided provided by this code shall remain in effect until amended through a community plan amendment process.

Part  
No. 2

G. Site-specific development conditions. Approval conditions for previous zone reclassifications, planned unit developments, unclassified permits, and P-suffix conditions applied to individual properties in land use actions pursuant to Resolution 25789, should be recommended for retention ~~((only where))~~ wherever they address conditions unique to a particular property and not addressed by the standards in the 1993 Zoning Code.....

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**KING COUNTY ZONING CODE**

**ORDINANCE NUMBER 91-729**

**AMENDMENT NUMBER: 3 OFFERED BY: Derdowski**

**TOPIC: Conversion provisions for Bear Creek MPD's**

**Delete paragraph I of Section 5**

**Basis: Violates constitutional requirement for equal protection. Same topic is addressed in Section 5H and page 215, Section 575 (March 10 legislative draft).**

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KING COUNTY ZONING CODE RECEIVED

ORDINANCE NUMBER 91-729 93 MAY 27 AM 11:55

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KING COUNTY COUNCIL

AMENDMENT NUMBER: 4

OFFERED BY: Sullivan

TOPIC: Amendments relating to senior citizen housing.

The purpose of these amendments is to provide greater flexibility in determining parking ratios for senior citizen housing, to provide a wider range of options for required recreation spaces for senior citizens and to provide a density bonus for small senior citizen units. In addition, the term senior citizen replaces the term elderly and the definition of senior citizen housing is clarified to allow units without kitchens and also to require that at least one senior citizen (defined as a person aged 62 or older) occupies each unit.

- |                         |   |                                     |
|-------------------------|---|-------------------------------------|
| 21A.06.245              | Consolidation   | CS MOVE AMENDMENT 4 (Part A)        |
| 21A.06.250              | Construction cost per student, school                           | (Delete 21A.06.385 - substitute     |
| 21A.06.255              | Critical drainage area  | senior citizen wherever elderly use |
| 21A.06.260              | Critical facility   | PASSED UNANIMOUSLY                  |
| 21A.06.265              | Daycare   | CS MOVE AMENDMENT 4 (Part B)        |
| 21A.06.270              | Deciduous   | (Adds new bonus density incentive)  |
| 21A.06.275              | Density credit, transfer ("TDC")                                | SECTION 563, 21A.34.040 F 1)        |
| 21A.06.280              | Department  | PASSED 6-3, BD, AG, KP "NO"         |
| 21A.06.285              | Department and variety store                                    | CS MOVE AMENDMENT 4 (Part C)        |
| 21A.06.290              | Destination resort  | (Re parking requirements,           |
| 21A.06.295              | Developer   | SECTION 409, 21A.18.050)            |
| 21A.06.300              | Development activity  | PASSED 7-2, AG, KP "NO"             |
| 21A.06.305              | Development agreement   | CS MOVE AMENDMENT 4 (Part D)        |
| 21A.06.310              | Development proposal  | (SECTION 378, 21A.14.180,           |
| 21A.06.315              | Development proposal site                                       | on-site recreation)                 |
| 21A.06.320              | Direct traffic impact   | PASSED UNANIMOUSLY, AS AMENDED      |
| 21A.06.325              | Director  |                                     |
| 21A.06.330              | Dormitory   |                                     |
| 21A.06.335              | Drop box facility   |                                     |
| 21A.06.340              | Drug store  |                                     |
| 21A.06.345              | Dwelling unit   |                                     |
| 21A.06.350              | Dwelling unit, accessory  |                                     |
| 21A.06.355              | Dwelling unit, apartment  |                                     |
| 21A.06.360              | <del>((Dwelling unit, s))</del> Senior citizen assisted housing |                                     |
| 21A.06.365              | Dwelling unit, single detached                                  |                                     |
| 21A.06.370              | Dwelling unit, townhouse  |                                     |
| 21A.06.375              | Earth station   |                                     |
| 21A.06.380              | Effective radiated power  |                                     |
| <del>(21A.06.385)</del> | <del>Elderly))</del>  |                                     |
| 21A.06.390              | Electrical conversion substation                                |                                     |
| 21A.06.395              | Energy resource recovery facility                               |                                     |
| 21A.06.400              | Enhancement   |                                     |

1. Residential subdivision and townhouses developed at a density of eight units or less per acre - 390 square feet per unit;
2. Mobile home park - 260 square feet per unit; and
3. Apartment, townhouses developed at a density of greater than eight units per acre, and mixed use:

- a. Studio and one bedroom - 90 square feet per unit;
- b. Two bedroom - 130 square feet per unit; and
- c. Three or more bedroom - 170 square feet per unit;

B. Any recreation space located outdoors shall:

1. Be of a grade and surface suitable for recreation;
2. Be on the site of the proposed development;
3. Contain at least 5,000 square feet in area, provided that when more than one recreation space is proposed, only one of the proposed recreation spaces is required to meet the area requirement;
4. Have no dimensions less than 30 feet (except trail segments);
5. In single detached or townhouse subdivision development, have a street roadway or parking area frontage along 10 to 50 percent of the recreation space perimeter (except trail segments);
6. Be centrally located and accessible and convenient to all residents within the development; and
7. Be connected by trail or walkway to any existing or planned community park, public open space or trail system, which may be located on adjoining property.

C. Indoor recreation areas may be credited towards the total recreation space requirement, when the county determines that such areas are located, designed and improved in a manner which provides recreational opportunities functionally equivalent to those recreational opportunities available outdoors. For senior citizen assisted housing, indoor recreation areas may include social areas, game and craft rooms, and other multi-purpose entertainment and education areas. need not be functionally equivalent but  
(PB friendly)

#### SECTION 524.

##### **21A.28.140**

##### **School Concurrency - Applicability and Relationship with Fees.**

- A. The school concurrency standard set out in Section 21A.28.160 shall apply to applications for preliminary plat or UPD approval which would result in the creation of new residential building lots or mobile home parks or the construction of new dwelling units, requests for multifamily zoning, and building permits for multifamily housing projects which have not been previously evaluated for compliance with the concurrency standard.
- B. The county's finding of concurrency shall be made at the time of preliminary plat or urban planned development approval, at the time that a request to actualize potential multifamily zoning is approved, or prior to building permit issuance for multifamily housing projects which have not been previously established for compliance with the concurrency standard. Once such a finding has been made, the development shall be considered as vested for purposes of the concurrency determination.
- C. Excluded from the application of the concurrency standard are building permits for individual single family dwellings, and any form of housing exclusively for ~~((the elderly))~~ senior citizens, including nursing homes and retirement centers. Also excluded from the application of the concurrency standard are shelters for temporary placement, relocation facilities and transitional housing facilities. Replacement, reconstruction or remodeling of existing dwelling units is not subject to the provisions of K.C.C. 21A.28.140 - .180.
- D. Also excluded from the application of the concurrency standard set out in this chapter are:
1. short subdivisions;
  2. building permits for residential units in preliminary planned unit developments which were under consideration by King County on January 22, 1991;
  3. building permits for residential units in recorded planned unit developments approved pursuant to K.C.C. Title 21 that have not yet expired per K.C.C. 21A.56.060;
  4. building permits applied for by December 31, 1993, related to rezone applications to actualize potential zoning which were under consideration by King County on January 22, 1991;
  5. building permits applied for by December 31, 1993, related to residential development proposals for site plan review to fulfill P-Suffix requirements of multifamily zoning which were under consideration by King County on January 22, 1991; and
  6. any residential building permit for any development proposal for which a concurrency determination has already been made pursuant to the terms of this chapter or K.C.C. Title 21A.
- E. All of the development activities which are excluded from the application of the concurrency standard are subject to school impact fees imposed pursuant to Title 27.

21A.06.405	Equipment, heavy
21A.06.410	Erosion
21A.06.415	Erosion hazard areas
21A.06.420	Evergreen
21A.06.425	Examiner
21A.06.430	Fabric shop
21A.06.435	Facilities standards
21A.06.440	Factory-built commercial building
21A.06.445	Fairground
21A.06.450	Family
21A.06.455	Federal Emergency Management Agency ("FEMA") Floodway
21A.06.460	Feed Store
21A.06.465	Fence
21A.06.470	Flood fringe
21A.06.475	Flood hazard areas
21A.06.480	Flood insurance rate map
21A.06.485	Flood insurance study for King County
21A.06.490	Flood protection elevation
21A.06.495	Floodplain
21A.06.500	Floodproofing

**SECTION 112.**

21A.06.360 (~~(Dwelling unit, s)~~) Senior citizen assisted housing. (~~(Dwelling unit, s)~~) Senior citizen assisted housing: (~~(a dwelling unit)~~) housing in a building consisting of two or more dwelling units or sleeping units restricted to occupancy by at least one senior citizen((s)) per unit, and may include, the following support services, as deemed necessary:

- A. Food preparation and dining areas;
- B. Group activity areas;
- C. Medical supervision; and
- D. Similar activities.

~~(SECTION 117.~~

~~21A.06.385 Elderly. Elderly: a person aged 62 or older.)~~

**SECTION 409.**

21A.18.050 Exceptions for community residential facilities (CRF's) and senior citizen assisted housing.

- A. The minimum requirement of one off-street parking space per two bedrooms for CRF's and one off-street parking space per two senior citizen assisted housing units may be reduced(~~(to no less than one space for every four bedrooms)~~) by up to 50 percent, as determined by the director based on the following considerations:
1. Availability of private, convenient transportation services to meet the needs of the CRF residents;
  2. Accessibility to and frequency of public transportation; and
  3. Pedestrian access to health, medical, and shopping facilities;
- B. If a CRF facility or senior citizen assisted housing is no longer used for such purposes, additional off-street parking spaces shall be required in compliance with this chapter prior to the issuance of a new certificate of occupancy.

**SECTION 378.**

21A.14.180 On-site recreation - Space required. A. Residential developments if more than four units in the UR and R zones, and mixed use developments if more than four units, shall provide recreation space as follows:

F. The assessment and payment of impact fees are governed by and shall be subject to the provisions in K.C.C. Title 27 addressing school impact fees.

G. A certification of concurrency for a school district shall not preclude the county from collecting impact fees for the district. Impact fees may be assessed and collected as long as the fees are used to fund capital and system improvements needed to serve the new development, and as long as the use of such fees is consistent with the requirements of Chapter 82.02 RCW and this chapter. Pursuant to Chapter 82.02 RCW, impact fees may also be used to recoup capital and system improvement costs previously incurred by a school district to the extent that new growth and development will be served by the previously constructed improvements or incurred costs.

## BENEFIT

## DENSITY INCENTIVE

## 1. AFFORDABLE HOUSING

a. Benefit units consisting of rental housing permanently priced to serve non-((elderly)) senior citizen low-income households (i.e. no greater than 30 percent of gross income for households at or below 50 percent of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to King County shall be recorded at final approval.

1.5 bonus units per benefit unit, up to a maximum of 30 low-income units per five acres of site area; projects on sites of less than five acres shall be limited to 30 low-income units.

b. Benefit units consisting of rental housing designed and permanently priced to serve low-income senior citizens (i.e. no greater than 30 percent of gross income for 1 or 2-person households, 1 member of which is 62 years of age or older, with incomes at or below 50 percent of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to King County shall be recorded at final approval.

1.5 bonus units per benefit unit, up to a maximum of 60 low-income units per five acres of site area; projects on sites of less than five acres shall be limited to 60 low-income units.

c. Benefit units consisting of senior citizen assisted housing units 600 square feet or less.

1 bonus unit per benefit unit.



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**BENEFIT****DENSITY INCENTIVE**

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((e))d. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with no restriction placed on resale. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.

.75 bonus unit per benefit unit.

((d))e. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with a 15 year restriction binding prices and eligibility on resale to qualified moderate income purchasers. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.

1 bonus unit per benefit unit.

## BENEFIT

## DENSITY INCENTIVE

((e))f. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on current underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the site that specifies the income level and other aspects of buyer eligibility, price levels and requirements for reporting to King County shall be recorded at final approval.

((f))g. Projects in which 100 percent of the units are reserved for moderate income - and asset-qualified buyers (total household income at or below 80 percent of the King County median, adjusted for household size). All units shall be limited to owner-occupied housing with prices restricted based on current underwriting ratios and other lending standards, and with prices restricted to same income group, for 15 years from date of first sale. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.

((g))h. Benefit units consisting of mobile home park space or pad reserved for the relocation of an insignia or non-insignia mobile home, that has been or will be displaced due to closure of a mobile home park located in incorporated or unincorporated King County.

1.5 bonus units per benefit unit.

200 percent of the base density of the underlying zone. Limited to parcels 5 acres or less in size and located in the R-4 through R-8 zones. Housing types in the R-4 or R-6 zones shall be limited to structures containing four or less units, except for townhouses. Such RDI proposals shall not be eligible to utilize other RDI bonus density incentives listed in this section.

1.0 bonus unit per benefit unit.

10870

KING COUNTY ZONING CODE

RECEIVED

93 MAY 27 AM 11:56

ORDINANCE NUMBER 91-729

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER: 5 OFFERED BY: Sullivan

TOPIC: Amendments relating to electrical utility facilities.

These amendments clarify the terms and definitions for electrical utility facilities.

SECTION 21.

- 21A.02.110 Classification of right-of-way. A. Except when such areas are specifically designated on the zoning map as being classified in one of the zones provided in this title, land contained in rights-of-way for streets or alleys, or railroads shall be considered unclassified.
- B. Within street or alley rights-of-way, uses shall be limited to street purposes as defined by law.
- C. Within railroad rights-of-way, allowed uses shall be limited to tracks, signals or other operating devices, movement of rolling stock, utility lines and equipment, and facilities accessory to and used directly for the delivery and distribution of services to abutting property.
- D. Where such right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged.

SECTION 118.

21A.06.390 Electrical (~~conversion~~) substation. Electrical (~~conversion~~) substation: a site containing equipment for the conversion of high voltage electrical power transported through transmission lines into lower voltages transported through distribution lines and suitable for individual users.

SECTION 236.

21A.06.980 Regional utility corridor. Regional utility corridor: a right-of-way tract or easement other than a street right-of-way which contains transmission lines or pipelines for utility companies(~~(r)~~), ~~((excluding distribution lines contained within street rights-of-way or))~~ Right-of-way tracts or easements containing lines serving individual lots or developments are not regional utility corridors.

SECTION 310.

21A.06.1350 Utility facility. Utility facility: a facility for the distribution or transmission of services to an area(~~(-requiring location in the area to be served))~~); including, but not limited to:

- A. Telephone exchanges;
- B. Water pumping or treatment stations;
- C. Electrical (~~switching~~) substations;
- D. Water storage reservoirs or tanks;
- E. Municipal groundwater well-fields;
- F. Regional stormwater management facilities.
- G. Natural gas gate stations and limiting stations;
- H. Propane, compressed natural gas and liquified natural gas storage tanks serving multiple lots or uses from which fuel is distributed directly to individual users;
- I. Sewer lift stations; and
- J. Pipes, electrical wires and associated structural supports.

SECTION 333.

10870

K.C.C. 21A.08.060  
A. GOVERNMENT/  
  
BUSINESS SERVICES  
LAND USES

KEY  
P-Permitted Use  
C-Conditional Use  
S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	N E I G H B O R H O O D	C O M M U N I T Y	R E S I D E N T I A L	O F F I C E	I N D U S T R I A L

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
<b>GOVERNMENT SERVICES:</b>													
*	Public agency or utility office				P3 C5	P3 C5	P3 C5	P3 C5	P4	P	P	P	P14
*	Public agency or utility yard				P27	P27					P		P
*	Public agency archives										P	P	P
921	Court								P4	P	P	P	
9221	Police Facility								P	P	P	P	P
9224	Fire Facility				C6	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P7 C	P7 C	P7	P7 C	P	P	P	P	P	P	P	P
*	Minor Communication Facility (18)	C			C	C	C	C	C	P	P	P	P
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
<b>BUSINESS SERVICES:</b>													
15-17	Construction and Trade										P9	P	P
*	Individual Transportation and Taxi									P25	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							C14		P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	P15 C			C15	C15							P
*	Log Storage	P15	P		P26								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking				P19	P19	P19	P19	P20	P20	P21	P20	P
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop					C23	C23	C23	C23	C23	C24	C23	C24

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
Development Standards, see 21A.12 through 21A.30  
General Provisions, see K.C.C. 21A.32 through 21A.38  
Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
(\* ) Definition of this specific Land Use, see K.C.C. 21A.06

## K.C.C. 21A.08.060 B. DEVELOPMENT CONDITIONS.

1. Except self-service storage.
2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.
3. A. Only as a re-use of a public school facility or a surplus non-residential facility subject to the provisions of K.C.C. 21A.32; or
  - B. Only when accessory to a fire facility and the office is no greater than 1500 square feet of floor area.
4. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.
5. Utility offices only if there is no commercial/industrial zoning in the utility district.
6. a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
  - b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street; and
  - c. No outdoor storage.
7. Limited to utility transmission, distribution, and service lines and associated switching stations, ~~((substations,))~~ transmission line booster stations, electrical ~~((conversion))~~ substations, natural gas gate stations and limiting stations.
8. Except in commercial/industrial zones, such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities. In commercial/industrial zones, such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.
9. No outdoor storage of materials.
10. Limited to office uses.
11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
13. Limited to SIC Industry No. 4215-Courier Services, except by air.
14. Accessory to an apartment development of at least 12 units provided:
  - a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
  - b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
  - c. The use of the facility shall be limited to dead storage of household goods;
  - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
  - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
  - f. No residential occupancy of the storage units;
  - g. No business activity other than the rental of storage units; and
  - h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
15. Limited to products produced on-site.
16. Only as an accessory use to another permitted use.
17. No outdoor storage.
18. Minor communication facilities shall be regulated relative to setback, height and review process pursuant to K.C.C. 21A.26.
19. Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
  - a. They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours ; and
  - b. The site is adjacent to a designated arterial that has been improved to a standard acceptable to the department of public works.

20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
21. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.
22. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
23. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
24. Allowed as accessory to an allowed use.
25. Limited to private road ambulance services with no outside storage of vehicles.
26. Limited to 2 acres or less.
27.
  - a. Utility yards only on sites with utility district offices; or
  - b. Public agency yards are limited to material storage for road maintenance facilities.

**SECTION 391.**

**21A.16.060 Landscaping - interior lot lines.** Perimeter landscaping along interior lot lines shall be provided as follows:

- A. Twenty feet of Type I landscaping shall be included in a commercial or industrial development along any portion adjacent to a residential development;
- B. Ten feet of Type II landscaping shall be included in an attached/group residence development, except along portions of the development adjacent to another attached/group residence development or any non-residential use the requirement shall be five feet of Type II landscaping;
- C. Ten feet of Type II landscaping shall be included in an industrial development along any portion adjacent to a commercial or institutional development; and
- D. Ten feet of Type II landscaping shall be included in an institutional use, excluding of playgrounds and playfields, or an above-ground (~~subregional~~) utility facility development, excluding distribution or transmission corridors, when located outside a public right-of-way.

6/1/93 MR. SIMS MOVE TO SUBSTITUTE AMENDMENT NO. 6  
PASSED 7-0. LP, GN EXC.  
MR. SIMS MOVE SUBSTITUTE AMENDMENT NO. 6  
PASSED 6-1, BD "NO", LP, GN EXC.

**KING COUNTY ZONING CODE**

**10870**

**ORDINANCE NUMBER 91-729**

SUBSTITUTE  
AMENDMENT 6

**AMENDMENT NUMBER:** \_\_\_\_\_

**OFFERED BY:** Sims

**TOPIC: Utility offices and maintenance yards in urban residential zones.**

SECTION 333.

10870

K.C.C. 21A.08.060  
A. GOVERNMENT/  
  
BUSINESS SERVICES  
LAND USES

KEY  
P-Permitted Use  
C-Conditional Use  
S-Special Use

SIC#	SPECIFIC LAND USE	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL					
		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	
		AGRICULTURE	FOREST	MINERAL	RURAL	URBAN	RESIDENTIAL	RESIDENTIAL	NEIGHBORHOOD	BUSINESS	COMMERCIAL	RESIDENTIAL	OFFICE	INDUSTRIAL
<b>GOVERNMENT SERVICES:</b>														
*	Public agency or utility office				P3 C5	P3 C(5)	P3 C(5)	P3 C(5)	P4	P	P	P	P	P14
*	Public agency or utility yard				P 27	P 27	P27	P27				P		P
*	Public agency archives											P	P	P
921	Court									P4	P	P	P	
9221	Police Facility									P	P	P	P	P
9224	Fire Facility				C 6	C 6	C 6	C 6	P	P	P	P	P	P
*	Utility Facility	P 7 C	P 7 C	P 7	P 7 C	P	P	P	P	P	P	P	P	P
*	Minor Communication Facility (18)	C	C		C	C	C	C	C	P	P	P	P	P
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
<b>BUSINESS SERVICES:</b>														
15-17	Construction and Trade											P 9	P	P
*	Individual Transportation and Taxi									P 25	P	P 10	P	
421	Trucking and Courier Service									P 11	P 12	P 13	P	P
*	Warehousing, (1) and Wholesale Trade													P
*	Self-service Storage							C 14		P	P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	P 15 C			C 15	C 15								P
*	Log Storage	P15	P		P26									P
47	Transportation Service													P
473	Freight and Cargo Service										P	P	P	P
472	Passenger Transportation Service									P	P	P	P	P
48	Communication Offices										P	P	P	P
482	Telegraph and other Communications									P	P	P	P	P
*	General Business Service								P	P	P	P	P	P16
*	Professional Office								P	P	P	P	P	P 16
7312	Outdoor Advertising Service										P	P17	P	P
735	Miscellaneous Equipment Rental									P17	P	P17	P	P
751	Automotive Rental and Leasing									P	P	P	P	P
752	Automotive Parking				P19	P19	P19	P19	P 20	P 20	P 21	P 20	P	P
7941	Professional Sport Teams/Promoters										P	P	P	P
873	Research, Development and Testing										P2	P2	P2	P2
*	Heavy Equipment and Truck Repair													P
*	Commercial/Industrial Accessory Uses			P	P 22				P22	P22	P	P	P	P
*	Helistop					C 23	C 23	C 23	C 23	C 23	C 24	C 23	C 24	C 24

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
 Development Standards, see 21A.12 through 21A.30  
 General Provisions, see K.C.C. 21A.32 through 21A.38  
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
 (\*) Definition of this specific Land Use, see K.C.C. 21A.06



## K.C.C. 21A.08.060 B. DEVELOPMENT CONDITIONS.

1. Except self-service storage.
2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.
3. A. Only as a re-use of a public school facility or a surplus non-residential facility subject to the provisions of K.C.C. 21A.32; or  
B. Only when accessory to a fire facility and the office is no greater than 1500 square feet of floor area.
4. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.
5. New Utility office(s) locations only if there is no commercial/industrial zoning in the utility district.
6. a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;  
b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street; and  
c. No outdoor storage.
7. Limited to utility transmission, distribution, and service lines and associated switching stations, substations, booster stations, electrical conversion substations, natural gas gate stations and limiting stations.
8. Except in commercial/industrial zones, such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities. In commercial/industrial zones, such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.
9. No outdoor storage of materials.
10. Limited to office uses.
11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
13. Limited to SIC Industry No. 4215-Courier Services, except by air.
14. Accessory to an apartment development of at least 12 units provided:
  - a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
  - b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
  - c. The use of the facility shall be limited to dead storage of household goods;
  - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
  - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
  - f. No residential occupancy of the storage units;
  - g. No business activity other than the rental of storage units; and
  - h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
15. Limited to products produced on-site.
16. Only as an accessory use to another permitted use.
17. No outdoor storage.
18. Minor communication facilities shall be regulated relative to setback, height and review process pursuant to K.C.C. 21A.26.
19. Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
  - a. They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours ; and
  - b. The site is adjacent to a designated arterial that has been improved to a standard acceptable to the department of public works.
20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

21. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.
22. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
23. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
24. Allowed as accessory to an allowed use.
25. Limited to private road ambulance services with no outside storage of vehicles.
26. Limited to 2 acres or less.
27.
  - a. Utility yards only on sites with utility district offices; or
  - b. Public agency yards are limited to material storage for road maintenance facilities.

6/1/93

WITHDRAWN SEE SUBSTITUTE

10870

**KING COUNTY ZONING CODE**

RECEIVED

ORDINANCE NUMBER 91-729

93 MAY 27 AM 11:55

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER: 6

OFFERED BY: Sims

TOPIC: Utility offices and maintenance yards in urban residential zones.

SECTION 333.

10870

K.C.C. 21A.08.060  
A. GOVERNMENT/  
  
BUSINESS SERVICES  
LAND USES

KEY  
P-Permitted Use  
C-Conditional Use  
S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S E R V E	U R B A N	R E S I D E N T I A L	N E I G H B O R H O O D	C B O U S I N G B U S I N E S S E S T A B L E	F E U I O N E S S A L S	O F F I C E	I N D U S T R I A L	

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
<b>GOVERNMENT SERVICES:</b>													
*	Public agency or utility office				P3 C5	P3 C(5)	P3 C(5)	P3 C(5)	P4	P	P	P	P 14
*	Public agency or utility yard				P 27	P 27					P		P
*	Public agency archives										P	P	P
921	Court								P4		P	P	P
9221	Police Facility								P		P	P	P
9224	Fire Facility				C 8	C 6	C 6	C 6	P	P	P	P	P
*	Utility Facility	P 7 C	P 7 C	P 7	P 7 C	P	P	P	P	P	P	P	P
*	Minor Communication Facility (18)	C	P		C	C	C	C	C	P	P	P	P
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
<b>BUSINESS SERVICES:</b>													
15-17	Construction and Trade										P 9	P	P
*	Individual Transportation and Taxi									P 25	P	P 10	P
421	Trucking and Courier Service									P 11	P 12	P 13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage						C 14			P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	P 15 C			C 15	C 15							P
*	Log Storage	P15	P		P26								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	P
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking				P19	P19	P19	P19	P 20	P 20	P 21	P 20	P
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
*	Commercial/Industrial Accessory Uses			P	P 22				P22	P22	P	P	P
*	Helistop					C 23	C 23	C 23	C 23	C 23	C 24	C 23	C 24

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
Development Standards, see 21A.12 through 21A.30  
General Provisions, see K.C.C. 21A.32 through 21A.38  
Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
(\* Definition of this specific Land Use, see K.C.C. 21A.06

## K.C.C. 21A.08.060 B. DEVELOPMENT CONDITIONS.

1. Except self-service storage.
2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.
3. A. Only as a re-use of a public school facility or a surplus non-residential facility subject to the provisions of K.C.C. 21A.32; or  
B. Only when accessory to a fire facility and the office is no greater than 1500 square feet of floor area.
4. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.
5. Utility offices only if there is no commercial/industrial zoning in the utility district.
6. a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;  
b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street; and  
c. No outdoor storage.
7. Limited to utility transmission, distribution, and service lines and associated switching stations, substations, booster stations, electrical conversion substations, natural gas gate stations and limiting stations.
8. Except in commercial/industrial zones, such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities. In commercial/industrial zones, such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.
9. No outdoor storage of materials.
10. Limited to office uses.
11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
13. Limited to SIC Industry No. 4215-Courier Services, except by air.
14. Accessory to an apartment development of at least 12 units provided:
  - a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
  - b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
  - c. The use of the facility shall be limited to dead storage of household goods;
  - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
  - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
  - f. No residential occupancy of the storage units;
  - g. No business activity other than the rental of storage units; and
  - h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
15. Limited to products produced on-site.
16. Only as an accessory use to another permitted use.
17. No outdoor storage.
18. Minor communication facilities shall be regulated relative to setback, height and review process pursuant to K.C.C. 21A.26.
19. Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
  - a. They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours ; and
  - b. The site is adjacent to a designated arterial that has been improved to a standard acceptable to the department of public works.
20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

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21. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.
22. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
23. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
24. Allowed as accessory to an allowed use.
25. Limited to private road ambulance services with no outside storage of vehicles.
26. Limited to 2 acres or less.
27.
  - a. Utility yards only on sites with utility district offices; or
  - b. Public agency yards are limited to material storage for road maintenance facilities.

6/1/93 MS. SULLIVAN MOVE AMENDMENT NO. 7  
PASSED 7-0, LP, GN-EXC.

10870

**KING COUNTY ZONING CODE**

RECEIVED

93 MAY 27 AM 11:55

**ORDINANCE NUMBER 91-729**

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER: 7

OFFERED BY: Sullivan

**TOPIC: Bulk gas storage facilities in the rural and urban residential zones.**

This amendment prohibits liquified natural gas storage tanks in rural and urban residential zones and requires conditional use approval for bulk propane and compressed natural gas storage tanks in those zones.

SECTION 333.

10870

K.C.C. 21A.08.060  
A. GOVERNMENT/  
  
BUSINESS SERVICES  
LAND USES

KEY  
P-Permitted Use  
C-Conditional Use  
S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	N E I G H B O R H O O D	B U S I N E S S C E N T R A L	C O M M U N I T Y	R E S I D E N T I A L	O F F I C E

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
<b>GOVERNMENT SERVICES:</b>													
*	Public agency or utility office				P3 C5	P3 C5	P3 C5	P3 C5	P4	P	P	P	P14
*	Public agency or utility yard				P27	P27					P		P
*	Public agency archives										P	P	P
921	Court								P4	P	P	P	
9221	Police Facility								P	P	P	P	P
9224	Fire Facility				C6	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P7 C	P7 C	P7	P7 C28	P29 C28	P29 C28	P29 C28	P	P	P	P	P
*	Minor Communication Facility (18)	C	P		C	C	C	C	C	P	P	P	P
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
<b>BUSINESS SERVICES:</b>													
15-17	Construction and Trade										P9	P	P
*	Individual Transportation and Taxi								P25	P	P	P10	P
421	Trucking and Courier Service								P11	P12	P13	P	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							C14		P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	P15 C			C15	C15							P
*	Log Storage	P15	P		P26								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking				P19	P19	P19	P19	P20	P20	P21	P20	P
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop					C23	C23	C23	C23	C23	C24	C23	C24

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
 Development Standards, see 21A.12 through 21A.30  
 General Provisions, see K.C.C. 21A.32 through 21A.38  
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
 (\*) Definition of this specific Land Use, see K.C.C. 21A.06



## K.C.C. 21A.08.060 B. DEVELOPMENT CONDITIONS.

1. Except self-service storage.
2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.
3.
  - A. Only as a re-use of a public school facility or a surplus non-residential facility subject to the provisions of K.C.C. 21A.32; or
  - B. Only when accessory to a fire facility and the office is no greater than 1500 square feet of floor area.
4. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.
5. Utility offices only if there is no commercial/industrial zoning in the utility district.
6.
  - a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
  - b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street; and
  - c. No outdoor storage.
7. Limited to utility transmission, distribution, and service lines and associated switching stations, substations, booster stations, electrical conversion substations, natural gas gate stations and limiting stations.
8. Except in commercial/industrial zones, such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities. In commercial/industrial zones, such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.
9. No outdoor storage of materials.
10. Limited to office uses.
11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
13. Limited to SIC Industry No. 4215-Courier Services, except by air.
14. Accessory to an apartment development of at least 12 units provided:
  - a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
  - b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
  - c. The use of the facility shall be limited to dead storage of household goods;
  - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
  - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
  - f. No residential occupancy of the storage units;
  - g. No business activity other than the rental of storage units; and
  - h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
15. Limited to products produced on-site.
16. Only as an accessory use to another permitted use.
17. No outdoor storage.
18. Minor communication facilities shall be regulated relative to setback, height and review process pursuant to K.C.C. 21A.26.
19. Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
  - a. They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours ; and
  - b. The site is adjacent to a designated arterial that has been improved to a standard acceptable to the department of public works.
20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

21. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.
22. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
23. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
24. Allowed as accessory to an allowed use.
25. Limited to private road ambulance services with no outside storage of vehicles.
26. Limited to 2 acres or less.
27.
  - a. Utility yards only on sites with utility district offices; or
  - b. Public agency yards are limited to material storage for road maintenance facilities.
28. Excluding liquified natural gas storage tanks.
29. Excluding bulk gas storage tanks.

6/1/93 MS. SULLIVAN MOVE AMENDMENT NO. 8  
PASSED 7-0, LP, GN EXC.

10870

KING COUNTY ZONING CODE RECEIVED

ORDINANCE NUMBER 91-729

93 MAY 27 AM 11:55

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER: 8

OFFERED BY: Sullivan

**TOPIC: Growing forest products in the mineral zone.**

This amendment allows the growing and harvesting of forest products in conjunction with mineral extraction activities.

SECTION 336.

10870

K.C.C. 21A.08.090  
A. RESOURCE  
LAND USE

KEY  
P-Permitted Use  
C-Conditional Use  
S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B S A E R V E	U R B A N	R E S I D E N T I A L	N B E U I S G I H N B E O R S H O O D	C B O U M S I M I N E S T S Y	R B E U G S I I O N E S A L S	O F F I C E	I N D U S T R I A L

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	<b>AGRICULTURE:</b>												
01	Growing and Harvesting Crops	P	P		P	P	P						P
02	Raising Livestock and Small Animals	P	P		P	P	P6						P
	<b>FORESTRY:</b>												
08	Growing and Harvesting Forest Product	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	<b>Fish and Wildlife Management:</b>												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	<b>MINERAL:</b>												
10(-),14	Mineral Extraction and Processing			P									
2951	Asphalt Paving Mixtures and Block			P									P
	<b>RESOURCE ACCESSORY USES:</b>												
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
 Development Standards, see K.C.C. 21A.12 through 21A.30  
 General Provisions, see K.C.C. 21A.32 through 21A.38  
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
 (\*)Definition of this specific Land Use, see K.C.C. 21A.06

## 21A.08.090 B. DEVELOPMENT CONDITIONS.

1. May be further subject to the provisions of K.C.C. Title 25, Shoreline Management Program.
2. Only Forest Research conducted within an enclosed building.
3. Housing for agricultural workers and their families employed on the premises only as an accessory to a permanent residence, provided:
  - a. Sites are limited to those with ten acres or more;
  - b. Accessory housing is limited to one unit on less than 20 acres, or two on 20 acres or more;
- and
- c. Accessory housing shall not be rented to the public at large.
4. Excluding housing for agricultural workers
5. Limited to maintenance and/or storage facilities in conjunction with mineral extraction or processing operation.
6. Large livestock allowed only in the R-1 zone.
7. Only in conjunction with a mineral extraction site plan approved pursuant to 21A.22.

# Amendment # 9

10870

SECTION 332.

RECEIVED

SECTION 21A.08.100B (24) DEVELOPMENT ~~CONDITIONS~~ <sup>82 MAY 27 9 12 AM '88</sup>

24. Only when adjacent to an existing or proposed school, which shall include but not be limited to property separated from the school property by a public right of way.

CLERK  
KING COUNTY COUNCIL

SECTION 337.

SECTION 21A.08.100B (5) DEVELOPMENT CONDITIONS.

5. ~~Only in conjunction with an existing or proposed school~~ where proposed to be located on the same property as an existing or proposed school or to be located adjacent to the property, which shall include but not be limited to property separated from the school property by a public right of way.

w/d

6/7/93 MR. SIMS MOVE SUBSTITUTE AMENDMENT 10 AND 11 TO MAKE  
TECHNICAL CORRECTIONS TO 10 and 11 PASSED 6/1/93  
PASSED 7-2. BD. BL "NO"

# KING COUNTY ZONING CODE 10870

ORDINANCE NUMBER 91-729

AMENDMENT NUMBER: SUBSTITUTE 10 & 11 OFFERED BY: .SIMS

TOPIC: Schools

Amend permitted use tables to allow:

Elementary schools as permitted use in rural areas.

High Schools as permitted use in urban residential zones, subject  
to review process for high schools.

**SECTION 332.**

**10870**

K.C.C. 21A.08.050  
**A. GENERAL SERVICES  
 LAND USES**

**KEY**  
 P-Permitted Use  
 C-Conditional Use  
 S-Special Use

<b>Z O N E</b>	RESOURCE			RURAL	RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N	R E S I D E N T I A L	N E I G H B O R H O O D	C B O U S I N G H O U S E S	R B E U S I N G H O U S E S	O F F I C E	I N D U S T R I A L	

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
<b>PERSONAL SERVICES:</b>													
72	General Personal Service						C 26	C 26	P	P	P	P3	P3
7216	Drycleaning plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P25 C5	P25 C5	P25 C5	P25 C5	P25	P25	P25 C5	P25	
*	Day care I	P6			P6	P6	P6	P6	P	P	P	P7	P7
*	Day care II				P8	P8	P8	P8	P	P	P	P8	P8
074	Veterinary Clinic	P9			P9 C10	P9 C10			P10	P10	P10		P
753	Automotive repair (1)									P	P		P
754	Automotive service								P11	P	P		P
76	Miscellaneous repair									P	P		P
866	Churches, synagogue, temple				P12 C	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 C13	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable	P14 C			P14 C	P14 C	P14 C						
*	Kennel or Cattery				C	C				C	P		
<b>HEALTH SERVICES:</b>													
801-04	Office/Outpatient Clinic				P12 C13	P12 C13	P12 C13	P12 C13	P	P	P	P	P
805	Nursing and personal care facilities							C		P	P		
806	Hospital						C13	C13		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
<b>EDUCATION SERVICES:</b>													
*	Elementary (or Middle/Junior High) School				P16,15 (C15)	P	P	P					
*	Middle/Junior High School				P16 C15	P	P	P					
*	Secondary or High School				P16 C15	P27 (C)	P27 (C)	P27 (C)		C	C		
*	Vocational School				P13 C	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School		P18		P19 C20	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				C 24	P 24 C	P 24 C	P 24 C	C	P	P	P	P
*	Interim Recycling Facility	P 21	P21	P21	P 22		P 22	P 22	P 23	P 23	P		P

**GENERAL CROSS REFERENCES:**

Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
 Development Standards, see K.C.C. 21A.12 through 21A.30  
 General Provisions, see K.C.C. 21A.32 through 21A.38  
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
 (\*)Definition of this specific Land Use, see K.C.C. 21A.06



## 21A.08.050 B. DEVELOPMENT CONDITIONS.

1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.
2. Except SIC Industry Group Nos.:
  - a. 835-Day Care Services, and
  - b. 836-Residential Care, which is otherwise provided for on the residential permitted land use table.
3. Limited to SIC Industry Group and Industry Nos.:
  - a. 723-Beauty Shops;
  - b. 724-Barber Shops;
  - c. 725-Shoe Repair Shops and Shoeshine Parlors;
  - d. 7212-Garment Pressing and Agents for Laundries and Drycleaners;
  - e. 7217-Carpet and Upholstery Cleaning.
4. Only as an accessory to a cemetery.
5. Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
6. Only as an accessory to residential use, provided:
  - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
  - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.
7. Permitted as an accessory use, see commercial/industrial accessory, K.C.C. 21A.08.060A.
8. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32, or an accessory use to a school or church, provided:
  - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
  - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
  - c. Direct access to a developed arterial street shall be required in any residential zone; and
  - d. Hours of operation may be restricted to assure compatibility with surrounding development. 9.

As a home occupation only, provided that the square footage limitations in K.C.C. 21A.30 for home occupations applies only to the office space for the clinic, and provided further that:

  - a. Boarding or overnight stay of animals is allowed only on sites of 5 acres or more;
  - b. No burning of refuse or dead animals is allowed;
  - c. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
  - d. The provisions of 21A.30 relative to animal keeping are met.
10. a. No burning of refuse or dead animals is allowed;
  - b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surface with concrete or other impervious material; and
  - c. The provisions of 21A.30 relative to animal keeping are met.
11. Only as an accessory to a gasoline service station, see retail and wholesale permitted use table.
12. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32.
13. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.
14. Covered riding arenas are subject to the provisions of 21A.30.030 and shall not exceed 20,000 square feet provided that; stabling areas, whether attached or detached, shall not be counted in this calculation.
15. Limited to projects which do not require or result in an expansion of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.
16. a. For middle/junior high schools and secondary or high schools, ((Q))only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32. An expansion of such school facility shall be

subject to approval of a conditional use permit and the expansion shall not require or result in an extension of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.

~~(b. Expansion of elementary or middle school facilities in rural zones by the addition of relocatable facilities on existing school sites is a permitted use.~~

~~e. Relocatable facilities sited at high schools or secondary schools are a permitted use.~~

~~d. The renovation, expansion, modernization, and/or reconstruction of existing high schools or secondary schools is a permitted use.~~

~~e. The renovation, expansion, modernization, and/or reconstruction of existing elementary or middle/junior high schools is a permitted use.)~~

b. Renovation, expansion, modernization, reconstruction or the addition of relocatable facilities is permitted but shall not require or result in an expansion of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.

17. All instruction must be within an enclosed structure.
18. Limited to resource management education programs.
19. Only as an accessory to residential use, provided:
  - a. Students are limited to twelve per one hour session,
  - b. All instruction must be within an enclosed structure, and
  - c. Structures used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.
20. Subject to the following:
  - a. Structures used for the school and accessory uses shall maintain a minimum distance of 25 feet from property lines adjoining residential zones; and
  - b. On lots over 2.5 acres:
    - i. Retail sales of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to 2,000 square feet;
    - ii. Sales of food prepared in the instructional courses is permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school.
    - iii. Other incidental student-supporting uses are allowed, provided such uses are found to be both compatible with and incidental to the principal use.
21. Limited to source-separated organic waste processing facilities.
22. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
23. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.
24. Only when adjacent to an existing or proposed school.
25. Limited to columbariums accessory to a church provided that required landscaping and parking are not reduced.
26. Not permitted in R-1 and limited to a maximum of 5,000 square feet per establishment and subject to the additional requirements in K.C.C. 21A.12 .230.
27. New high schools shall be permitted in urban residential and urban reserve zones subject to the ~~((special development standards))~~ review process set forth ~~((below))~~ in Section 21A.42.140.
  - ~~(a. New high schools sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards.~~
  - ~~b. The impacts of traffic on the neighborhood shall be addressed pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, and/or through the payment of road impact fees.~~
  - ~~e. The District shall comply with the requirements and procedures for determining parking spaces set forth in K.C.C. chapter 21A.18 governing parking and circulation.~~

d. ~~Parking areas shall be permitted within the required setback areas from the property lines, provided such parking areas are located outside of the required landscape area. The required setbacks for the purposes of determining the parking areas and the height limits are as follows:~~

1. ~~Minimum street setbacks:~~
  - a. ~~30 feet in the UR and R-1 zones.~~
  - b. ~~10 feet in the R-4 to R-48 zones.~~
2. ~~Minimum interior setbacks:~~
  - a. ~~10 feet in the UR and R-1 zones.~~
  - b. ~~5 feet in the R-4 to R-48 zones.~~

- e. ~~The base height of the building shall be as follows:~~
1. ~~35 feet in the UR zone and in the R-1 through R-8 zones.~~
  2. ~~60 feet in R-12 to R-24 zones.~~
  3. ~~80 feet in the R-48 zone.~~

f. ~~Height limits may be increased when portions of the structure which exceed the base height limit provide one additional foot of street setback and one additional foot of interior setback for each additional foot above the base height limit. The street setbacks and interior setbacks for determining increases in height limits are set forth in subsection d.~~

- g. ~~Building coverage shall not exceed:~~
1. ~~Forty percent of the site in the UR zone.~~
  2. ~~Fifty percent of the site in the R-1 through R-6 zones.~~
  3. ~~Sixty percent of the site in the R-8 through R-48 zones.~~

- h. ~~Impervious surface coverage shall not exceed:~~
1. ~~Sixty percent of the site in the UR zones.~~
  2. ~~Seventy percent of the site in the R-1 through R-6 zones.~~
  3. ~~Eighty percent of the site in the R-8 through R-48 zones.~~

i. ~~Buildings and structures shall not be closer than 30 feet to any property line, except for fences and backstops for ballfields which may be located within the 30-foot setback and except as provided in subsection j.~~

j. ~~Single detached dwelling allowed as accessory to a school may be setback 10 feet from the property line.~~

k. ~~The District shall provide for the necessary utilities, including the extension of sewer and water lines as may be required.~~

l. ~~The District shall hold a public hearing on the request for a building permit on the proposed high school and may merge the public hearing for environmental review with this hearing. The hearing may be conducted by the Board of Directors, or where authorized by board policy, by a hearing examiner appointed by the School Board. The District shall provide notice of the hearing as follows:~~

1. ~~by posting the property;~~
2. ~~by publishing in a newspaper of general circulation in the general area where the proposed high school is located;~~
3. ~~by sending notices by first class mail to owners of property in an area within 500 feet of the proposed high school, provided such area shall be expanded as necessary to send mailed notices to at least 20 different property owners; and~~
4. ~~by sending notices to other residents of the District that have requested notice.~~

m. ~~At a regularly scheduled or special Board meeting, the Board of Directors shall adopt findings of compliance with the development standards set forth in this section and/or adopt proposed actions necessary to reach compliance. Where a hearing examiner has been appointed, the Board of Directors shall review and adopt or reject the hearing examiner's proposed findings and/or proposed actions. The board may include in the record any information supporting its findings or any information from prior public meetings held on the same general subject at the discretion of the Board.~~

n. ~~Copies of the findings and/or the proposed actions shall be mailed to all parties of record and to the County. "A party of record" is a person or group that testified at the public hearing or the County.~~

~~e. Any aggrieved party of record may request the Board of Directors to reconsider the findings within 20 calendar days of its adoption. An aggrieved party requesting reconsideration shall submit written evidence challenging the findings or otherwise specifically identify reasons why the District has failed to reasonably comply with the development standards set forth in this section. Within 30 calendar days after a request for reconsideration has been filed with the District, the Board of Directors may reconsider and revise the findings and/or proposed actions, or may decline to reconsider. Failure to act, or to initiate the process for reconsideration by notifying the aggrieved party of record of intent to reconsider, within the 30-day period shall be deemed to constitute a decision not to reconsider.~~

~~p. the Board's final findings shall be attached to the District's building permit application, and such findings shall be deemed to constitute binding evidence of compliance with the development standards set forth in this section.))~~

b. Renovation, expansion, modernization, reconstruction or the addition of relocatable facilities is permitted.

21A.42.140 Review Process For High Schools. A. The School District shall hold a public hearing on the request for a building permit on the proposed high school and may merge the public hearing for environmental review with this hearing. The hearing shall address the proposal's compliance with the applicable development standards and whether the impacts of traffic on the neighborhood have been addressed pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, and/or through the payment of road impact fees. The hearing may be conducted by the Board of Directors, or where authorized by board policy, by a hearing examiner appointed by the School Board. The District shall provide notice of the hearing as follows:

1. by posting the property;
2. by publishing in a newspaper of general circulation in the general area where the proposed high school is located;
3. by sending notices by first class mail to owners of property in an area within 500 feet of the proposed high school, provided such area shall be expanded as necessary to send mailed notices to at least 20 different property owners; and
4. by sending notices to other residents of the District that have requested notice.

B. At a regularly scheduled or special Board meeting, the Board of Directors shall adopt findings of compliance with applicable King County development standards or adopt proposed actions necessary to reach compliance. Where a hearing examiner has been appointed, the Board of Directors shall review and adopt or reject the hearing examiner's proposed findings and/or proposed actions. The board may include in the record any information supporting its findings or any information from prior public meetings held on the same general subject at the discretion of the Board.

C. Copies of the findings and/or the proposed actions shall be mailed to all parties of record and to the County.

D. Any aggrieved party of record may request the Board of Directors to reconsider the findings within 20 calendar days of its adoption. An aggrieved party requesting reconsideration shall submit written evidence challenging the findings or otherwise specifically identify reasons why the District has failed to reasonably comply with the applicable King County development standards. Within 30 calendar days after a request for reconsideration has been filed with the District, the Board of Directors may reconsider and revise the findings and/or proposed actions, or may decline to reconsider. Failure to act, or to initiate the process for reconsideration by notifying the aggrieved party of record of intent to reconsider, within the 30-day period shall be deemed to constitute a decision not to reconsider.

E. The Board's final findings shall be attached to the District's building permit application and shall be considered as prima facie evidence of compliance with the applicable King County development standards.

6/1/93

MR. DERDOWSKI MOVE AMENDMENT NO. 10  
PASSED UNANIMOUSLY, AS AMENDED

**KING COUNTY ZONING CODE** **10870**

ORDINANCE NUMBER 91-729

AMENDMENT NUMBER: 10 OFFERED BY: Derdowski

TOPIC: Schools

Amend permitted use tables to have:

~~High schools as special use in rural areas.~~

Elementary schools as permitted use in rural areas.

MR. SIMS MOVE STRIKE high schools, as special use in  
SECTION 332A.  
PASSED 6-1, BD "NO", GN, LP, EXC.

MR. SIMS MOVE to permit elementary schools in  
rural areas, and strike 21A.08.050 B 16 a.  
PASSED UNANIMOUSLY

SEE SUBSTITUTE # 10 & 11

## SECTION 332A

K.C.C. 21A.08.050

### A. GENERAL SERVICES LAND USES

#### KEY

P-Permitted Use  
C-Conditional Use  
S-Special Use

SIC#	SPECIFIC LAND USE	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	<b>PERSONAL SERVICES:</b>												
72	General Personal Service						C 26	C 26	P	P	P	P3	P3
7216	Drycleaning plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P25 C5	P25 C5	P25 C5	P25 C5	P25	P25	P25 C5	P25	
*	Day care I	P6			P6	P6	P6	P6	P	P	P	P7	P7
*	Day care II				P8	P8	P8	P8	P	P	P	P8	P8
074	Veterinary Clinic	P9			P9 C9	P9 C9			P10	P10	P10		P
753	Automotive repair (1)									P	P		P
754	Automotive service								P11	P	P		P
76	Miscellaneous repair									P	P		P
866	Churches, synagogue, temple				P12 C	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 C13	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable	P14 C			P14 C	P14 C	P 14 C						
*	Kenel or Cattery				C	C				C	P		
	<b>HEALTH SERVICES:</b>												
801-04	Office/Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13	P12 C 13	P	P	P	P	P
805	Nursing and personal care facilities							C		P	P		
806	Hospital						C13	C13		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
	<b>EDUCATION SERVICES:</b>												
*	Elementary ((or Middle/Junior High)) School				P15 & 16 ((C16))	P	P	P					
*	Middle/Junior High School				P16 C15	P	P	P					
*	Secondary or High School				P16 ((S))C15	P27 C	P27 C	P27 C		C	C		
*	Vocational School				P13 C	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School		P18		P19 C20	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				C 24	P 24 C	P 24 C	P 24 C	C	P	P	P	P
*	Interim Recycling Facility	P 21	P21	P21	P 22		P 22	P 22	P 23	P 23	P		P

#### GENERAL CROSS REFERENCES:

Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
 Development Standards, see K.C.C. 21A.12 through 21A.30  
 General Provisions, see K.C.C. 21A.32 through 21A.38  
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
 (\*)Definition of this specific Land Use, see K.C.C. 21A.06

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21A.08.050 B. DEVELOPMENT CONDITIONS.

1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.
2. Except SIC Industry Group Nos.:
  - a. 835-Day Care Services, and
  - b. 836-Residential Care, which is otherwise provided for on the residential permitted land use table.
3. Limited to SIC Industry Group and Industry Nos.:
  - a. 723-Beauty Shops;
  - b. 724-Barber Shops;
  - c. 725-Shoe Repair Shops and Shoeshine Parlors;
  - d. 7212-Garment Pressing and Agents for Laundries and Drycleaners;
  - e. 7217-Carpet and Upholstery Cleaning.
4. Only as an accessory to a cemetery.
5. Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
6. Only as an accessory to residential use, provided:
  - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
  - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.
7. Permitted as an accessory use, see commercial/industrial accessory, K.C.C. 21A.08.060A.
8. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32, or an accessory use to a school or church, provided:
  - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
  - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
  - c. Direct access to a developed arterial street shall be required in any residential zone; and
  - d. Hours of operation may be restricted to assure compatibility with surrounding development.
9. As a home occupation only, provided that the square footage limitations in K.C.C. 21A.30 for home occupations applies only to the office space for the clinic, and provided further that:
  - a. Boarding or overnight stay of animals is allowed only on sites of 5 acres or more;
  - b. No burning of refuse or dead animals is allowed;
  - c. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
  - d. The provisions of 21A.30 relative to animal keeping are met.
10. a. No burning of refuse or dead animals is allowed;
  - b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surface with concrete or other impervious material; and
  - c. The provisions of 21A.30 relative to animal keeping are met.
11. Only as an accessory to a gasoline service station, see retail and wholesale permitted use table.
12. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32.
13. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.
14. Covered riding arenas are subject to the provisions of 21A.30.030 and shall not exceed 20,000 square feet provided that; stabling areas, whether attached or detached, shall not be counted in this calculation.
15. Limited to projects which do not require or result in an expansion of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.
16. ~~a. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32. An expansion of such school facility shall be subject to approval of a conditional use permit and the expansion shall~~

~~not require or result in an extension of the sewer local service area (LSA), unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.~~

- ~~a. -b.~~ Expansion of elementary or middle school facilities in rural zones by the addition of relocatable facilities on existing school sites is a permitted use.
- ~~b. -c.~~ Relocatable facilities sited at high schools or secondary schools are a permitted use.
- ~~c. -d.~~ The renovation, expansion, modernization, and/or reconstruction of existing high schools or secondary schools is a permitted use.
- ~~d. -e.~~ The renovation, expansion, modernization, and/or reconstruction of existing elementary or middle/junior high schools is a permitted use.
17. All instruction must be within an enclosed structure.
18. Limited to resource management education programs.
19. Only as an accessory to residential use, provided:
- Students are limited to twelve per one hour session,
  - All instruction must be within an enclosed structure, and
  - Structures used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.
20. Subject to the following:
- Structures used for the school and accessory uses shall maintain a minimum distance of 25 feet from property lines adjoining residential zones; and
  - On lots over 2.5 acres:
    - Retail sales of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to 2,000 square feet;
    - Sales of food prepared in the instructional courses is permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school.
    - Other incidental student-supporting uses are allowed, provided such uses are found to be both compatible with and incidental to the principal use.
21. Limited to source-separated organic waste processing facilities.
22. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
23. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.
24. Only when adjacent to an existing or proposed school.
25. Limited to columbariums accessory to a church provided that required landscaping and parking are not reduced.
26. Not permitted in R-1 and limited to a maximum of 5,000 square feet per establishment and subject to the additional requirements in K.C.C. 21A.12 .230.
27. New high schools shall be permitted in urban residential and urban reserve zones subject to the special development standards set forth below.
- New high schools sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards.
  - The impacts of traffic on the neighborhood shall be addressed pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, and/or through the payment of road impact fees.
  - The District shall comply with the requirements and procedures for determining parking spaces set forth in K.C.C. chapter 21A.18 governing parking and circulation.
  - Parking areas shall be permitted within the required setback areas from the property lines, provided such parking areas are located outside of the required landscape area. The required setbacks for the purposes of determining the parking areas and the height limits are as follows:
    - Minimum street setbacks:
      - 30 feet in the UR and R-1 zones.
      - 10 feet in the R-4 to R-48 zones.



2. Minimum interior setbacks:
  - a. 10 feet in the UR and R-1 zones.
  - b. 5 feet in the R-4 to R-48 zones.
- e. The base height of the building shall be as follows:
  1. 35 feet in the UR zone and in the R-1 through R-8 zones.
  2. 60 feet in R-12 to R-24 zones.
  3. 80 feet in the R-48 zone.
- f. Height limits may be increased when portions of the structure which exceed the base height limit provide one additional foot of street setback and one additional foot of interior setback for each additional foot above the base height limit. The street setbacks and interior setbacks for determining increases in height limits are set forth in subsection d.
- g. Building coverage shall not exceed:
  1. Forty percent of the site in the UR zone.
  2. Fifty percent of the site in the R-1 through R-6 zones.
  3. Sixty percent of the site in the R-8 through R-48 zones.
- h. Impervious surface coverage shall not exceed:
  1. Sixty percent of the site in the UR zones.
  2. Seventy percent of the site in the R-1 through R-6 zones.
  3. Eighty percent of the site in the R-8 through R-48 zones.
- i. Buildings and structures shall not be closer than 30 feet to any property line, except for fences and backstops for ballfields which may be located within the 30 feet setback and except as provided in subsection j.
- j. Single detached dwelling allowed as accessory to a school may be setback 10 feet from the property line.
- k. The District shall provide for the necessary utilities, including the extension of sewer and water lines as may be required.
  1. The District shall hold a public hearing on the request for a building permit on the proposed high school and may merge the public hearing for environmental review with this hearing. The hearing may be conducted by the Board of Directors, or where authorized by board policy, by a hearing examiner appointed by the School Board. The District shall provide notice of the hearing as follows:
    1. by posting the property;
    2. by publishing in a newspaper of general circulation in the general area where the proposed high school is located;
    3. by sending notices by first class mail to owners of property in an area within 500 feet of the proposed high school, provided such area shall be expanded as necessary to send mailed notices to at least 20 different property owners; and
    4. by sending notices to other residents of the District that have requested notice.
  - m. At a regularly scheduled or special Board meeting, the Board of Directors shall adopt findings of compliance with the development standards set forth in this section and/or adopt proposed actions necessary to reach compliance. Where a hearing examiner has been appointed, the Board of Directors shall review and adopt or reject the hearing examiner's proposed findings and/or proposed actions. The board may include in the record any information supporting its findings or any information from prior public meetings held on the same general subject at the discretion of the Board.
  - n. Copies of the findings and/or the proposed actions shall be mailed to all parties of record and to the County. "A party of record" is a person or group that testified at the public hearing or the County.
  - o. Any aggrieved party of record may request the Board of Directors to reconsider the findings within 20 calendar days of its adoption. An aggrieved party requesting reconsideration shall submit written evidence challenging the findings or otherwise specifically identify reasons why the District has failed to reasonably comply with the development standards set forth in this section. Within 30 calendar days after a request for reconsideration has been filed with the District, the Board of Directors may reconsider and revise the findings and/or proposed actions, or may decline to reconsider. Failure to act, or to initiate the process for

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reconsideration by notifying the aggrieved party of record of intent to reconsider, within the 30-day period shall be deemed to constitute a decision not to reconsider.

p. the Board's final findings shall be attached to the District's building permit application, and such findings shall be deemed to constitute binding evidence of compliance with the development standards set forth in this section.

10870

6/1/93 MS: SULLIVAN MOVE AMENDMENT TO AMENDMENT NO. 11  
PASSED UNANIMOUSLY

MS. SULLIVAN MOVE AMENDMENT NO. 11, AS AMENDED  
PASSED 8-1, BL "NO"

**KING COUNTY ZONING CODE**

RECEIVED

93 MAY 27 AM 11:55

ORDINANCE NUMBER 91-729

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER: 11

OFFERED BY: B.D.

TOPIC: Clarification of requirements for schools in urban residential zones.

SEE SUBSTITUTE  
# 10 & 11

SECTION 332.

10870

K.C.C. 21A.08.050  
**A. GENERAL SERVICES  
 LAND USES**

**KEY**  
 P-Permitted Use  
 C-Conditional Use  
 S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL				COMMERCIAL	INDUSTRIAL		
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	U R B A N R E S I D E N T I A L	N E I G H B O R H O O D	C O M M E R C I A L	R E T A I L I N G	O F F I C E	I N D U S T R I A L

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-B	R12-48	NB	CB	RB	O	I
<b>PERSONAL SERVICES:</b>													
72	General Personal Service						C 26	C 26	P	P	P	P3	P3
7216	Drycleaning plants												P
7218	Industrial Launderers									P	P		P
7261	Funeral Home/Crematory					C4	C4	C4					
	Cemetery, Columbarium or Mausoleum				P25 C5	P25 C5	P25 C5	P25 C5	P25	P25	P25	P25	
	Day care I	P6			P6	P6	P6	P6	P	P	P	P7	P7
	Day care II				P8	P8	P8	P8	P	P	P	P8	P8
074	Veterinary Clinic	P9			P9 C10	P9 C10			P10	P10	P10		P
753	Automotive repair (1)									P	P		P
754	Automotive service								P11	P	P		P
76	Miscellaneous repair									P	P		P
866	Churches, synagogue, temple				P12 C	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 C13	P12 C13	P12 C13	P12 C13	P13	P	P	P	
	Stable	P14 C			P14 C	P14 C	P14 C						
	kennel or Cattery				C	C				C	P		
<b>HEALTH SERVICES:</b>													
801-04	Office/Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13	P12 C 13	P	P	P	P	P
805	Nursing and personal care facilities							C		P	P		
806	Hospital						C13	C13		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	P
<b>EDUCATION SERVICES:</b>													
	Elementary or Middle/Junior High School				P16 C15	P	P	P					
	Secondary or High School				P16 C15	P27 ((←))	P27 ((←))	P27 ((←))		C	C		
	Vocational School				P13 C	P13 C	P13 C	P13 C			P	P17	P
	Specialized Instruction School		P18		P19 C20	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
	School District Support Facility				C 24	P 24 C	P 24 C	P 24 C	C	P	P	P	P
	Interim Recycling Facility	P 21	P21	P21	P 22		P 22	P 22	P 23	P 23	P		P

GENERAL CROSS REFERENCES:

Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
 Development Standards, see K.C.C. 21A.12 through 21A.30  
 General Provisions, see K.C.C. 21A.32 through 21A.38  
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
 (\*)Definition of this specific Land Use, see K.C.C. 21A.06

## 21A.08.050 B. DEVELOPMENT CONDITIONS.

1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.
2. Except SIC Industry Group Nos.:
  - a. 835-Day Care Services, and
  - b. 836-Residential Care, which is otherwise provided for on the residential permitted land use table.
3. Limited to SIC Industry Group and Industry Nos.:
  - a. 723-Beauty Shops;
  - b. 724-Barber Shops;
  - c. 725-Shoe Repair Shops and Shoeshine Parlors;
  - d. 7212-Garment Pressing and Agents for Laundries and Drycleaners;
  - e. 7217-Carpet and Upholstery Cleaning.
4. Only as an accessory to a cemetery.
5. Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
6. Only as an accessory to residential use, provided:
  - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
  - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.
7. Permitted as an accessory use, see commercial/industrial accessory, K.C.C. 21A.08.060A.
8. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32, or an accessory use to a school or church, provided:
  - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
  - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
  - c. Direct access to a developed arterial street shall be required in any residential zone; and
  - d. Hours of operation may be restricted to assure compatibility with surrounding development.
9. As a home occupation only, provided that the square footage limitations in K.C.C. 21A.30 for home occupations applies only to the office space for the clinic, and provided further that:
  - a. Boarding or overnight stay of animals is allowed only on sites of 5 acres or more;
  - b. No burning of refuse or dead animals is allowed;
  - c. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
  - d. The provisions of 21A.30 relative to animal keeping are met.
10. a. No burning of refuse or dead animals is allowed;
  - b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surface with concrete or other impervious material; and
  - c. The provisions of 21A.30 relative to animal keeping are met.
11. Only as an accessory to a gasoline service station, see retail and wholesale permitted use table.
12. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32.
13. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.
14. Covered riding arenas are subject to the provisions of 21A.30.030 and shall not exceed 20,000 square feet provided that; stabling areas, whether attached or detached, shall not be counted in this calculation.
15. Limited to projects which do not require or result in an expansion of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.
16. a. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32. An expansion of such school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.
  - ~~(b. Expansion of elementary or middle school facilities in rural zones by the addition of relocatable facilities on existing school sites is a permitted use.~~
  - ~~c. Relocatable facilities sited at high schools or secondary schools are a permitted use.~~

~~d. The renovation, expansion, modernization, and/or reconstruction of existing high schools or secondary schools is a permitted use.~~

~~e. The renovation, expansion, modernization, and/or reconstruction of existing elementary or middle/junior high schools is a permitted use.)~~

b. Renovation, expansion, modernization, reconstruction or the addition of relocatable facilities is permitted but shall not require or result in an expansion of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.

- 17. All instruction must be within an enclosed structure.
- 18. Limited to resource management education programs.
- 19. Only as an accessory to residential use, provided:
  - a. Students are limited to twelve per one hour session,
  - b. All instruction must be within an enclosed structure, and
  - c. Structures used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.
- 20. Subject to the following:
  - a. Structures used for the school and accessory uses shall maintain a minimum distance of 25 feet from property lines adjoining residential zones; and
  - b. On lots over 2.5 acres:
    - i. Retail sales of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to 2,000 square feet;
    - ii. Sales of food prepared in the instructional courses is permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school.
    - iii. Other incidental student-supporting uses are allowed, provided such uses are found to be both compatible with and incidental to the principal use.
- 21. Limited to source-separated organic waste processing facilities.
- 22. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
- 23. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.
- 24. Only when adjacent to an existing or proposed school.
- 25. Limited to columbariums accessory to a church provided that required landscaping and parking are not reduced.
- 26. Not permitted in R-1 and limited to a maximum of 5,000 square feet per establishment and subject to the additional requirements in K.C.C. 21A.12 .230.
- 27. a. New high schools shall be permitted in urban residential and urban reserve zones subject to the special ((development standards)) review process set forth ((below)) in Section 21A.42.140.
  - ~~(a. New high schools sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards.~~
  - ~~b. The impacts of traffic on the neighborhood shall be addressed pursuant to the State Environmental Policy Act, Chapter 47.21C RCW, and/or through the payment of road impact fees.~~
  - ~~c. The District shall comply with the requirements and procedures for determining parking spaces set forth in K.C.C. chapter 21A.18 governing parking and circulation.~~
  - ~~d. Parking areas shall be permitted within the required setback areas from the property lines, provided such parking areas are located outside of the required landscape area. The required setbacks for the purposes of determining the parking areas and the height limits are as follows:~~
    - ~~1. Minimum street setbacks:~~
      - ~~a. 30 feet in the UR and R-1 zones.~~
      - ~~b. 10 feet in the R-4 to R-48 zones.~~
    - ~~2. Minimum interior setbacks:~~
      - ~~a. 10 feet in the UR and R-1 zones.~~
      - ~~b. 5 feet in the R-4 to R-48 zones.~~
  - ~~e. The base height of the building shall be as follows:~~
    - ~~1. 35 feet in the UR zone and in the R-1 through R-8 zones.~~
    - ~~2. 60 feet in R-12 to R-24 zones.~~
    - ~~3. 80 feet in the R-48 zone.~~
  - ~~f. Height limits may be increased when portions of the structure which exceed the base height limit provide one additional foot of street setback and one additional foot of interior setback for each additional foot above the base height limit. The street setbacks and interior setbacks for determining increases in height limits are set forth in subsection d.~~
  - ~~g. Building coverage shall not exceed:~~

1. ~~Forty percent of the site in the UR zone.~~
2. ~~Fifty percent of the site in the R-1 through R-6 zones.~~
3. ~~Sixty percent of the site in the R-8 through R-48 zones.~~

h. ~~Impervious surface coverage shall not exceed:~~

1. ~~Sixty percent of the site in the UR zones.~~
2. ~~Seventy percent of the site in the R-1 through R-6 zones.~~
3. ~~Eighty percent of the site in the R-8 through R-48 zones.~~

i. ~~Buildings and structures shall not be closer than 30 feet to any property line, except for fences and backstops for ballfields which may be located within the 30-foot setback and except as provided in subsection j.~~

j. ~~Single detached dwelling allowed as accessory to a school may be setback 10 feet from the property line.~~

k. ~~The District shall provide for the necessary utilities, including the extension of sewer and water lines as may be required.~~

l. ~~The District shall hold a public hearing on the request for a building permit on the proposed high school and may merge the public hearing for environmental review with this hearing. The hearing may be conducted by the Board of Directors, or who is authorized by board policy, by a hearing examiner appointed by the School Board. The District shall provide notice of the hearing as follows:~~

1. ~~by posting the property;~~
2. ~~by publishing in a newspaper of general circulation in the general area where the proposed high school is located;~~
3. ~~by sending notices by first class mail to owners of property in an area within 500 feet of the proposed high school, provided such area shall be expanded as necessary to send mailed notices to at least 20 different property owners; and~~
4. ~~by sending notices to other residents of the District that have requested notice.~~

m. ~~At a regularly scheduled or special Board meeting, the Board of Directors shall adopt findings of compliance with the development standards set forth in this section and/or adopt proposed actions necessary to reach compliance. Where a hearing examiner has been appointed, the Board of Directors shall review and adopt or reject the hearing examiner's proposed findings and/or proposed actions. The board may include in the record any information supporting its findings or any information from prior public meetings held on the same general subject at the discretion of the Board.~~

n. ~~Copies of the findings and/or the proposed actions shall be mailed to all parties of record and to the County. "A party of record" is a person or group that testified at the public hearing or the County.~~

o. ~~Any aggrieved party of record may request the Board of Directors to reconsider the findings within 20 calendar days of its adoption. An aggrieved party requesting reconsideration shall submit written evidence challenging the findings or otherwise specifically identify reasons why the District has failed to reasonably comply with the development standards set forth in this section. Within 30 calendar days after a request for reconsideration has been filed with the District, the Board of Directors may reconsider and revise the findings and/or proposed actions, or may decline to reconsider. Failure to act, or to initiate the process for reconsideration by notifying the aggrieved party of record of intent to reconsider, within the 30-day period shall be deemed to constitute a decision not to reconsider.~~

p. ~~the Board's final findings shall be attached to the District's building permit application, and such findings shall be deemed to constitute binding evidence of compliance with the development standards set forth in this section.))~~

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**AMENDMENTS to AMENDMENT 11 on SITING NEW HIGH SCHOOL  
IN THE URBAN AREA**

27. a. New high schools shall be permitted in urban residential and urban reserve zones subject to the special review process set forth in Section 21A.42.140.

b. Renovation, expansion, modernization, reconstruction or the addition of relocatable facilities is permitted.

**21A.42.140 Special-Review Process For-High Schools.** A. The School District shall hold a public hearing on the request for a building permit on the proposed high school and may merge the public hearing for environmental review with this hearing. The hearing shall address the proposal's compliance with the applicable development standards and whether the impacts of traffic on the neighborhood have been addressed pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, and/or through the payment of road impact fees. The hearing may be conducted by the Board of Directors, or where authorized by Board policy, by a hearing examiner appointed by the School Board. The District shall provide notice of the hearing as follows:

1. by posting the property;
2. by publishing in a newspaper of general circulation in the general area where the proposed high school is located;
3. by sending notices by first class mail to owners of property in an area within 500 feet of the proposed high school, provided such area shall be expanded as necessary to send mailed notices to at least 20 different property owners; and
4. by sending notices to other residents of the District that have requested notice.

B. At a regularly scheduled or special Board meeting, the Board of Directors shall adopt findings of compliance with the development standards -and/or adopt proposed actions necessary to reach compliance. Where a hearing examiner has been appointed, the Board of Directors shall review and adopt or reject the hearing examiner's proposed findings and/or proposed actions. The Board may include in the record any information supporting its findings or any information from prior public meetings held on the same general subject at the discretion of the Board.

C. Copies of the findings and/or the proposed actions shall be mailed to all parties of record and to the County.

D. Any aggrieved party of record may request the Board of Directors to reconsider the findings within 20 calendar days of its adoption. An aggrieved party requesting reconsideration shall submit written evidence challenging the findings or otherwise specifically identify reasons why the District has failed to reasonably comply with the development standards set forth in this section. Within 30 calendar days after a request for reconsideration



**10870**

has been filed with the District, the Board of Directors may reconsider and revise the findings and/or proposed actions, or may decline to reconsider. Failure to act, or to initiate the process for reconsideration by notifying the aggrieved party of record of intent to reconsider, within the 30-day period shall be deemed to constitute a decision not to reconsider.

E. The Board's final findings shall be attached to the District's building permit application and shall be considered as prima facie evidence of compliance with the applicable King County development standards.

b. Renovation, expansion, modernization, reconstruction or the addition of relocatable facilities is permitted.

**21A.42.140 Special Review Process - High Schools.** A. The School District shall hold a public hearing on the request for a building permit on the proposed high school and may merge the public hearing for environmental review with this hearing. The hearing may be conducted by the Board of Directors, or where authorized by board policy, by a hearing examiner appointed by the School Board. The District shall provide notice of the hearing as follows:

1. by posting the property;
2. by publishing in a newspaper of general circulation in the general area where the proposed high school is located;
3. by sending notices by first class mail to owners of property in an area within 500 feet of the proposed high school, provided such area shall be expanded as necessary to send mailed notices to at least 20 different property owners; and
4. by sending notices to other residents of the District that have requested notice.

B. At a regularly scheduled or special Board meeting, the Board of Directors shall adopt findings of compliance with applicable King County development standards or adopt proposed actions necessary to reach compliance. Where a hearing examiner has been appointed, the Board of Directors shall review and adopt or reject the hearing examiner's proposed findings and/or proposed actions. The board may include in the record any information supporting its findings or any information from prior public meetings held on the same general subject at the discretion of the Board.

C. Copies of the findings and/or the proposed actions shall be mailed to all parties of record and to the County.

D. Any aggrieved party of record may request the Board of Directors to reconsider the findings within 20 calendar days of its adoption. An aggrieved party requesting reconsideration shall submit written evidence challenging the findings or otherwise specifically identify reasons why the District has failed to reasonably comply with the applicable King County development standards. Within 30 calendar days after a request for reconsideration has been filed with the District, the Board of Directors may reconsider and revise the findings and/or proposed actions, or may decline to reconsider. Failure to act, or to initiate the process for reconsideration by notifying the aggrieved party of record of intent to reconsider, within the 30-day period shall be deemed to constitute a decision not to reconsider.

E. The Board's final findings shall be attached to the District's building permit application and shall be considered as prima facie evidence of compliance with the applicable King County development standards.

6/1/93 MR. DERDOWSKI MOVE AMENDMENT 12. PASSED 5-4. AG, CS, RS, PB "NO"  
6/7/93 MR. NICKELS MOVE RECONSIDER. PASSED 5-3, KP, BD, PB, "NO", BL EXC.  
6/7/93 MR. NICKELS MOVE DO NOT PASS PASSED 5-4, AG, BL, KP, BD "NO"

RECEIVED  
KING COUNTY ZONING CODE  
93 MAY 27 AM 11:57  
ORDINANCE NUMBER 91-729  
CLERK  
KING COUNTY COUNCIL

10870

AMENDMENT NUMBER: 12 OFFERED BY: Derdowski

TOPIC: Churches

Amend permitted use tables to allow churches in the I (Industrial) zone.

10870

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KING COUNTY ZONING CODE

93 MAY 27 AM 11: 56

ORDINANCE NUMBER 91-729

CLERK  
 KING COUNTY COUNCIL

AMENDMENT NUMBER: 13 OFFERED BY: Sullivan

**TOPIC: Building coverage and impervious surface requirements for small clustered lots.** This amendment permits clustered development on small lots (less than 5000 square feet) in the R-4 through R-8 zones to utilize the building coverage and impervious surface restrictions of the R-12 zone.

SECTION 340.

21A.12.030 A Densities and Dimensions - Residential Zones

STANDARDS	Z O N E S	RESIDENTIAL												
		RURAL			URBAN RESERVE	URBAN RESIDENTIAL								
		RA-2.5	RA-5	RA-10	UR	R-1	R-4	R-6	R-8	R-12	R-18	R-24	R-48	
Base Density: Dwelling Unit/Acre		0.4 du/ac	0.2 du/ac	0.1 du/ac	0.2 du/ac	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	
Maximum Density: Dwelling Unit/Acre (1)							6 du/ac	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac	
Minimum Density: % of Base Density (2)							85%	85%	85%	80%	75%	70%	65%	
Minimum Lot Width: (3)		135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	
Minimum Street Setback (3)		30 ft	30 ft	30 ft	30 ft (7)	30 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 FT (8)	10 FT (8)	
Minimum Interior Setback (3)		35 ft (9)	35 ft (9)	35 ft (9)	10 ft (7)	10 ft (7)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)	
Base Height (4)		40 ft	40 ft	40 ft	35 ft	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft	60 ft	60 ft 80 ft (14)	
Maximum Building Coverage: Percentage (5)		4% (11) (12)	2% (11) (12)	1% (11) (12)	10 % (11) (12)	15% (11) (12)	35%	50%	55%	60%	60%	70%	70%	
Maximum Impervious Surface: Percentage (5)		15% (13)	10% (13)	15% (13)	20% (13)	20%	45%	70%	75%	85%	85%	85%	90%	

## 21A.12.030 B. DEVELOPMENT CONDITIONS.

1. The maximum density may be achieved only through the application of residential density incentives or transfers of density credits pursuant to Chapters 21A.34 or 21A.36. Maximum density may only be exceeded pursuant to Section 21A.34.040 F.1. f.
2. Also see Section 21A.12.060.
3. These standards may be modified under the provisions for zero-lot-line and townhouse developments.
4. Height limits may be increased when portions of the structure which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, provided that the maximum height may not exceed 75 feet.
5. Applies to each individual lot. Building coverage and impervious surface area standards for:
  - a. regional uses shall be established at the time of permit review; or
  - b. nonresidential uses in residential zones shall comply with K.C.C. 21A.12.120 and .220.
  - ~~c. individual lots in the R-4 through R-8 zones which are less than 5000 square feet in area shall be subject to the applicable provisions of the R-12 zone.~~ (See substitute language)
6. Mobile home parks shall be allowed a base density of six dwelling units per acre.
7. The standards of the R-4 zone shall apply if a lot is less than 15,000 square feet in area.
8. At least 20 linear feet of driveway shall be provided between any garage, carport, or other fenced parking area and the street property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the street property line.
9. Residences shall have a setback of at least 100 feet from any property line adjoining A, M or F zones or existing extractive operations.
10. For townhouse and apartment development, the setback shall be 20 feet along any property line abutting R-1 through R-8, RA and UR zones.
11. On any lot over 1 acre in area, an additional 5 percent may be used for buildings related to agricultural or forestry practices.
12. The maximum building coverage shall be 10 percent where the lot is between 1.0 and 1.25 acres in area. The maximum building coverage shall be 15 percent where the lot is less than 1 acre in area.
13. The impervious surface area shall be twenty percent when the lot is between 1.0 and 1.25 acres, and thirty-five percent when the lot is less than 1 acre in area.
14. The base height for projects using residential density incentives and transfer of density credits pursuant to this title is 80 feet. In all other cases, the base height is 60 feet.

6/1/93 MS. SULLIVAN MOVE SUBSTITUTE LANGUAGE FOR  
AMENDMENT NO. 13 21A.12.030 B.5.C  
PASSED 8-0, BL EXC.

**KING COUNTY ZONING CODE**

**10870**

**ORDINANCE NUMBER 91-729**

SUBSTITUTE LANGUAGE FOR

AMENDMENT NUMBER: 13

OFFERED BY: SULLIVAN

**TOPIC: Building coverage and impervious surface requirements for small clustered lots.**

**Amend 21A.12.030 B, paragraph 5c to read as follows:**

**c. individual lots in the R-4 through R-8 zones which are less than 6500 square feet in area shall be subject to the applicable provisions of the R-8 zone.**

10870

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KING COUNTY ZONING CODE

ORDINANCE NUMBER 91-729

93 MAY 27 AM 11:56

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER:

14

OFFERED BY:

Pullen, Sims

**TOPIC: Impervious surface limitations for nonresidential uses in the rural and urban residential zones.**

**SECTION 359.**

**21A.12.220 Nonresidential land uses in residential zones.** Except for utility facilities, personal service and retail establishments, and uses listed in K.C.C. 21A.08.100, all nonresidential uses located in the RA, UR, or R zones shall be subject to the following requirements:

- A. Building coverage shall not exceed:
  - 1. Twenty percent of the site in the RA zone.
  - 2. Forty percent of the site in the UR and the R-1 through R-8 zones.
  - 3. Sixty percent of the site in the R-12 through R-48 zones.
- B. Impervious surface coverage shall not exceed:
  - 1. ~~((Thirty-five))~~ forty percent of the site in the RA zone.
  - 2. ~~((Sixty))~~ seventy percent of the site in the UR and the R-1 through R-8 zones.
  - 3. Eighty percent of the site in the R-12 through R-48 zones.
- C. Buildings and structures, except fences and wire or mesh backstops, shall not be closer than 30 feet to any property line, except as provided in subsection D.
- D. Single detached dwelling allowed as accessory to a church or school shall conform to the setback requirements of the zone.
- E. Parking areas are permitted within the required setback area from property lines, provided such parking areas are located outside of the required landscape area.
- F. Sites shall abut or be accessible from at least one public street functioning at a level consistent with King County Road Design Standards. New high school sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards.
- G. The base height shall conform to the zone in which the use is located.
- H. Building illumination and lighted signs shall be designed so that no direct rays of light are projected into neighboring residences or onto any street right-of-way

6/1/93

MR. DERDOWSKI MOVE AMENDMENT NO: 15  
FAILED 4-4, BD, AG, RS, KP "YES" BL EXC.

KING COUNTY ZONING CODE

**10870**

ORDINANCE NUMBER 91-729

AMENDMENT NUMBER: 15 OFFERED BY: Derdowski

TOPIC: Convenience services in residential zones (21A.12)

Delete Section 360, (proposed 21A.12.230) which provides for personal services and retail uses in residential zones.



6/1/93

MS. SULLIVAN MOVE AMENDMENT NO. 16:  
MR. DERDOWSKI MOVE DELETE "EIGHT" insert "ELEVEN"  
FAILED 1-8, BD "YES"  
VOTING ON CS MOTION, PASSED UNANIMOUSLY

10870

KING COUNTY ZONING CODE RECEIVED

ORDINANCE NUMBER 91-729

93 MAY 27 AM 11:55

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER:

16

OFFERED BY:

Sullivan

TOPIC: Modification to the building facade modulation requirements.

SECTION I.

**21A.14.090 Attached dwellings and group residences - Building facade modulation.** Apartment and townhouse developments and all group residences shall provide building facade modulation on facades exceeding 60 feet and facing abutting streets or properties zoned R-1 through R-8. The following standards shall apply:

- A. The maximum wall length without modulation shall be 30 feet and;
- B. ~~((The minimum modulation depth shall be three feet; and~~
- C. ~~The minimum modulation width shall be eight feet.))~~ The sum of the modulation depth and the modulation width shall be no less than eight feet. Neither the modulation depth nor the modulation width shall be less than two feet.

10870  
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KING COUNTY ZONING CODE

93 MAY 27 AM 11:56

ORDINANCE NUMBER 91-729

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER: 17 OFFERED BY: Sullivan

TOPIC: On-site recreation space.

This amendment eliminates the requirement that required outdoor recreation areas be at least 5000 square feet, since this would be too onerous for small projects.

SECTION 378.

21A.14.180 On-site recreation - Space required. A. Residential developments if more than four units in the UR and R zones, and mixed use developments if more than four units, shall provide recreation space for leisure, play and sport activities as follows:

1. Residential subdivision and townhouses developed at a density of eight units or less per acre - 390 square feet per unit;

2. Mobile home park - 260 square feet per unit; and

3. Apartment, townhouses developed at a density of greater than eight units per acre, and mixed use:

a. Studio and one bedroom - 90 square feet per unit;

b. Two bedroom - 130 square feet per unit; and

c. Three or more bedroom - 170 square feet per unit;

B. Any recreation space located outdoors shall:

1. Be of a grade and surface suitable for recreation;

2. Be on the site of the proposed development;

~~((3. Contain at least 5,000 square feet in area, provided that when more than one recreation space is proposed, only one of the proposed recreation spaces is required to meet the area requirement;))~~

~~((4.))~~ 3. Have no dimensions less than ~~((30))~~ 20 feet (except trail segments);

~~((5.))~~ 4. In single detached or townhouse subdivision development with at least 5000 square feet of required outdoor recreation space, have a street roadway or parking area frontage along 10 to 50 percent of the recreation space perimeter (except trail segments);

~~((6.))~~ 5. Be centrally located and accessible and convenient to all residents within the development ; and

~~((7.))~~ 6. Be connected by trail or walkway to any existing or planned community park, public open space or trail system, which may be located on adjoining property.

C. Indoor recreation areas may be credited towards the total recreation space requirement, when the county determines that such areas are located, designed and improved in a manner which provides recreational opportunities functionally equivalent to those recreational opportunities available outdoors.

6/1/93

MR. DERDOWSKI WITHDREW AMENDMENT NO. 18.

10870

**KING COUNTY ZONING CODE**

**ORDINANCE NUMBER 91-729**

AMENDMENT NUMBER: 18 OFFERED BY: Derdowski

TOPIC: Tree Retention & Landscaping

Amend Section 387 (proposed 21A.16.020) to apply the requirements only to residential, commercial and industrial properties (excluding rural and resource areas) as follows:

**SECTION 387.**

**21A.16.020 Application.** Except for communication facilities regulated pursuant to K.C.C. 21A.26, all new development listed in K.C.C. 21A.16.030 in the residential, commercial or industrial zones shall be subject to the landscaping and significant tree retention provisions of this chapter, provided that specific landscaping and tree retention provisions for uses established through a conditional use permit or a special use permit shall be determined during the applicable review process. For the purpose of this chapter, a new development is one that requires a change of occupancy permit or a substantial improvement as defined in K.C.C. 21A.06.

**KING COUNTY ZONING CODE 10870**

ORDINANCE NUMBER 91-729

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AMENDMENT NUMBER: 19

OFFERED BY: 93 MAY 27 AM 11:56 Nickels

KING COUNTY COUNCIL

TOPIC: Limitation on parked and stored vehicles in urban residential zones.

This amendment limits the number of vehicles which can be parked or stored on a single family lot.

**SECTION 415.**

**21A.18.110 Off-street parking plan design standards.**

A. Off-street parking areas shall not be located more than 500 feet from the building they are required to serve for all uses except those specified below; where the off-street parking areas do not abut the buildings they serve, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:

1. For all single detached dwellings the parking spaces shall be located on the same lot they are required to serve;
2. For all other residential dwellings at least a portion of parking areas shall be located within 100 feet from the building(s) they are required to serve; and
3. For all non-residential uses permitted in residential zones, the parking spaces shall be located on the same lot they are required to serve and at least a portion of parking areas shall be located within 150 feet from the nearest building entrance they are required to serve.

B. The minimum parking space and aisle dimensions for the most common parking angles are shown on chart below. For parking angles other than those shown on the chart, the minimum parking space and aisle dimensions shall be determined by the director. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide. Parking plans for angle parking shall use space widths no less than eight feet six inches for a standard parking space design and eight feet for a compact car parking space design.

**MINIMUM PARKING STALL AND AISLE DIMENSIONS.**

A	B	C	D	E	F
PARKING ANGLE	STALL WIDTH	CURB LENGTH	STALL DEPTH	AISLE WIDTH 1-WAY 2-	UNIT DEPTH 1-WAY 2-
0	8.0°	20.0°	8.0	12.0 20.0	** **
	Min 8.5	22.5	8.5	12.0 20.0	29.0 37.0
	Desired 9.0	22.5	9.0	12.0 20.0	30.0 38.0
30	8.0°	16.0°	15.0	10.0 20.0	** **
	Min 8.5	17.0	16.5	10.0 20.0	42.0 53.0
	Desired 9.0	18.0	17.0	10.0 20.0	44.0 54.0
45	8.0°	11.5°	17.0°	12.0 20.0	** **
	Min 8.5	12.0		12.0 20.0	50.0 58.0
	Desired 9.0	12.5		12.0 20.0	51.0 59.0
60	8.0°	9.6°	18.0	18.0 20.0	** **
	Min 8.5	10.0	20.0	18.0 20.0	58.0 60.0
	Desired 9.0	10.5	21A.0	18.0 20.0	60.0 62.0

90		8.0*	8.0*	16.0*	23.0	23.0	--	--
	Min	8.5	8.5	20.0	23.0	23.0	63.0	63.0
	Desired	9.0	9.0	20.0	23.0	23.0	63.0	63.0

\* for compact stalls only  
 \*\* variable with compact and standard combinations

C. Any parking spaces abutting a landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. The additional width shall be separated from the adjacent parking space by a parking space division stripe. The parking space depth may be reduced when vehicles overhang a walkway under the following conditions:

1. Wheelstops or curbs are installed; and
2. The remaining walkway provides a minimum of 60 inches of unimpeded

passageway for pedestrians.

D. The amount of space depth reduction is limited to a maximum of 18 inches.

E. Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located and constructed in accordance with the provisions of K.C.C.

14.42, Road Standards. Driveways for single detached dwellings, no more than 20 feet in width, may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or setback area is displaced by the driveway. Driveways for all other developments may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 10 percent of the required landscaping or setback area is displaced by the driveway.

F. Required parking spaces shall be located outside of any required setbacks, provided driveways located in setbacks may be used for parking.

G. Lighting shall be provided for safety of traffic and pedestrian circulation on the site, as required by K.C.C.16.04, the Uniform Building Code. It shall be designed to minimize direct illumination of abutting properties and adjacent streets. The director shall have the authority to waive the requirement to provide lighting.

H. Tandem or end-to-end parking is allowed in residential developments. Apartment/townhouse developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.

I. All vehicle parking and storage for single detached dwellings must be in a garage, carport or on an approved impervious surface. Any impervious surface used for vehicle parking or storage must have direct and unobstructed driveway access.

J. ~~The total number of vehicles, including recreational vehicles and trailers, parked or stored outside of an enclosed garage on a single family lot in the R-4 through R-8 zones, shall not exceed four vehicles on lots 12,500 square feet or less and six vehicles on lots greater than 12,500 square feet.~~ a building (friendly)

J-K. Vanpool/carpool parking areas shall meet the following minimum design standards:

1. A minimum vertical clearance of 7 feet 3 inches shall be provided to accommodate van vehicles if designated vanpool/carpool parking spaces are located in a parking structure; and
2. A minimum turning radius of 26 feet 4 inches with a minimum turning diameter (curb to curb) of 52 feet 5 inches shall be provided from parking aisles to adjacent carpool/vanpool parking spaces.

K-L. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of K.C.C. 21A.28.120.

L-M. No dead-end alley may provide access to more than eight required off-street parking spaces.

M-N. Any parking stalls located in enclosed buildings must be totally within the enclosed building.

6/7/93

MR. SIMS MOVE TO RECONSIDER AMENDMENT 19. PASSED 7-2. KP. BD "NO"  
MR. SIMS MOVE TO SUBSTITUTE AMENDMENT 19. PASSED UNANIMOUSLY  
MR. SIMS MOVE TO PASS SUBSTITUTE AMENDMENT 19. PASSED 8-1. BD "NO"

# KING COUNTY ZONING CODE 10870

## ORDINANCE NUMBER 91-729

AMENDMENT NUMBER: \_\_\_\_\_ OFFERED BY: Nickels

**TOPIC:** Limitation on parked and stored vehicles in urban residential zones.

This amendment limits the number of vehicles which can be parked or stored on a single family lot.

### SECTION 415.

#### 21A.18.110 Off-street parking plan design standards.

A. Off-street parking areas shall not be located more than 500 feet from the building they are required to serve for all uses except those specified below; where the off-street parking areas do not abut the buildings they serve, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:

1. For all single detached dwellings the parking spaces shall be located on the same lot they are required to serve;
2. For all other residential dwellings at least a portion of parking areas shall be located within 100 feet from the building(s) they are required to serve; and
3. For all non-residential uses permitted in residential zones, the parking spaces shall be located on the same lot they are required to serve and at least a portion of parking areas shall be located within 150 feet from the nearest building entrance they are required to serve.

B. The minimum parking space and aisle dimensions for the most common parking angles are shown on chart below. For parking angles other than those shown on the chart, the minimum parking space and aisle dimensions shall be determined by the director. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide. Parking plans for angle parking shall use space widths no less than eight feet six inches for a standard parking space design and eight feet for a compact car parking space design.

### MINIMUM PARKING STALL AND AISLE DIMENSIONS.

A	B	C	D	E	F
PARKING ANGLE	STALL WIDTH	CURB LENGTH	STALL DEPTH	AISLE WIDTH 1-WAY 2-WAY	UNIT DEPTH 1-WAY 2-WAY
0	8.0* Min 8.5 Desired 9.0	20.0* 22.5 22.5	8.0 8.5 9.0	12.0 20.0 12.0 20.0 12.0 20.0	** ** 29.0 37.0 30.0 38.0
30	8.0* Min 8.5 Desired 9.0	16.0* 17.0 18.0	15.0 16.5 17.0	10.0 20.0 10.0 20.0 10.0 20.0	** ** 42.0 53.0 44.0 54.0
45	8.0* Min 8.5 Desired 9.0	11.5* 12.0 12.5	17.0*	12.0 20.0 12.0 20.0 12.0 20.0	** ** 50.0 58.0 51.0 59.0
60	8.0* Min 8.5 Desired 9.0	9.6* 10.0 10.5	18.0 20.0 21.0	18.0 20.0 18.0 20.0 18.0 20.0	** ** 58.0 60.0 60.0 62.0

90		8.0*	8.0*	16.0*	23.0	23.0	**	**
	Min	8.5	8.5	20.0	23.0	23.0	63.0	63.0
	Desired	9.0	9.0	20.0	23.0	23.0	63.0	63.0

10870

- \* for compact stalls only
- \*\* variable with compact and standard combinations

C. Any parking spaces abutting a landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. The additional width shall be separated from the adjacent parking space by a parking space division stripe. The parking space depth may be reduced when vehicles overhang a walkway under the following conditions:

1. Wheelstops or curbs are installed; and
2. The remaining walkway provides a minimum of 60 inches of unimpeded

passageway for pedestrians.

D. The amount of space depth reduction is limited to a maximum of 18 inches.

E. Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located and constructed in accordance with the provisions of K.C.C. 14.42, Road Standards. Driveways for single detached dwellings, no more than 20 feet in width, may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or setback area is displaced by the driveway. Driveways for all other developments may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 10 percent of the required landscaping or setback area is displaced by the driveway.

F. Required parking spaces shall be located outside of any required setbacks, provided driveways located in setbacks may be used for parking.

G. Lighting shall be provided for safety of traffic and pedestrian circulation on the site, as required by K.C.C.16.04, the Uniform Building Code. It shall be designed to minimize direct illumination of abutting properties and adjacent streets. The director shall have the authority to waive the requirement to provide lighting.

H. Tandem or end-to-end parking is allowed in residential developments. Apartment/townhouse developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.

I. All vehicle parking and storage for single detached dwellings must be in a garage, carport or on an approved impervious surface. Any impervious surface used for vehicle parking or storage must have direct and unobstructed driveway access.

J. The total number of vehicles parked or stored outside of a building on a single family lot in the R-4 through R-8 zones, excluding recreational vehicles and trailers, shall not exceed six vehicles on lots 12,500 square feet or less and eight vehicles on lots greater than 12,500 square feet.

J.K. Vanpool/carpool parking areas shall meet the following minimum design standards:

1. A minimum vertical clearance of 7 feet 3 inches shall be provided to accommodate van vehicles if designated vanpool/carpool parking spaces are located in a parking structure; and
2. A minimum turning radius of 26 feet 4 inches with a minimum turning diameter (curb to curb) of 52 feet 5 inches shall be provided from parking aisles to adjacent carpool/vanpool parking spaces.

K-L. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of K.C.C. 21A.28.120.

L-M. No dead-end alley may provide access to more than eight required off-street parking spaces.

M-N. Any parking stalls located in enclosed buildings must be totally within the enclosed building.

10870

KING COUNTY ZONING CODE

RECEIVED

ORDINANCE NUMBER 91-729

93 MAY 27 AM 11:56

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER: 20

OFFERED BY: Barden

TOPIC: Exclusion of support structures in sign area calculations.

SECTION 423.

21A.20.050 Sign area calculation. A. Sign area for freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, ~~((in))~~excluding support structures.

B. Sign area for letters or symbols painted or mounted directly on walls or fences shall be calculated by measuring the smallest single rectangle which will enclose the combined letters and symbols.



6/1/93 MRS. GRUGER MOVE AMENDMENT NO. 21  
FAILED 3-5. AG. BD. RS "YES". CS EXC.  
6/7/93 MR. PHILLIPS MOVE RECONSIDER NO. 21, PASSED 5-4, PB, KP, BL, CS "N"  
MR. PHILLIPS MOVE PASS NO. 21, PASSED 5-4, PB, KP, BL, CS "NO"

10870

KING COUNTY ZONING CODE

RECEIVED

93 MAY 27 AM 11:56

ORDINANCE NUMBER 91-729

CLERK  
KING COUNTY COUNCIL

AMENDMENT NUMBER: 21 OFFERED BY: Gruger

TOPIC: Sign height and area requirements.

These amendments exclude support structures from sign area calculations and reduce the height and area for commercial signs in the NB, CB and RB zones. These amendments also clarify the types of signs for purposes of calculating sign area (i.e. pole vrs. monument signs).

SECTION 262.

21A.06.1110 Sign, freestanding. Sign, freestanding: a sign standing directly upon the ground or having one or more supports standing directly upon the ground, and being detached from any building or ~~((structure))~~ fence.

SECTION 269.

21A.06.1145 Sign, permanent residential development identification. Sign, permanent residential development identification: a permanent ~~((freestanding))~~ sign identifying the residential development upon which the sign is located.

SECTION 273.

21A.06.1165 Sign, wall. Sign, wall: any sign painted on, or attached directly to and supported by a ~~((wall, facade,))~~ building or fence; with the exposed face of the sign on a plane parallel to the portion of the structure to which it is attached; projecting no more than one foot; including window signs which are permanently attached.

SECTION 423.

21A.20.050 Sign area calculation. A. Sign area for non-monument freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, ~~((including))~~ excluding support structures.

B. Sign area for letters or symbols painted or mounted directly on wall ~~((s))~~ or ~~((fence))~~ monument signs shall be calculated by measuring the smallest single rectangle which will enclose the combined letters and symbols.

C. Sign area for signs contained entirely within a cabinet and mounted on a wall or monument shall be calculated by measuring the entire area of the cabinet.

SECTION 429.

21A.20.095 Neighborhood business zone signs. Signs in the NB zones shall be limited as follows:

A. Wall signs are permitted, provided they do not total an area more than 10 percent of the building facade on which they are located;

B. Freestanding signs:

1. One freestanding sign not exceeding 50 square feet is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;
2. Multiple tenant developments that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage;
3. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined; provided the combined sign does not exceed 150 square feet; and
4. The maximum height for freestanding signs shall be ~~((25))~~ 15 feet.

## SECTION 430.

**21A.20.100 Community business and Industrial zone signs.** Signs in the CB and I zones shall be limited as follows:

- A. Wall signs are permitted, provided they do not total an area more than 15 percent of the building facade on which they are located;
- B. Freestanding signs:
  1. One freestanding sign not exceeding ~~((400))~~ 85 square feet, plus an additional 20 square feet for each additional business in a multiple tenant structure but not to exceed ~~((160))~~ 145 square feet total, is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;
  2. Multiple tenant developments that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage;
  3. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined provided the combined sign area does not exceed ~~((300))~~ 250 square feet; and
  4. The maximum height for freestanding signs shall be ~~((30))~~ 20 feet.

## SECTION 431.

**21A.20.110 Regional business zone signs.** Signs in the RB zone shall be limited as follows:

- A. Wall signs are permitted, provided they do not total an area more than 15 percent of the building facade on which they are located;
- B. Freestanding signs;
  1. One freestanding sign not exceeding ~~((200))~~ 170 square feet is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;
  2. Multiple tenant developments that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage not exceeding 150 square feet;
  3. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined; provided the combined sign area does not exceed 300 square feet; and
  4. The maximum height for a freestanding sign shall be ~~((35))~~ 25 feet.

10870

KING COUNTY ZONING CODE

RECEIVED

ORDINANCE NUMBER 91-729  
93 MAY 27 PM 12:08

AMENDMENT NUMBER: 22

OFFERED BY: CLERK KING COUNTY COUNCIL. Gruger

TOPIC: Deposits for political signs.

**SECTION 432.**

**21A.20.120 Signs or displays of limited duration.** The following temporary signs or displays are permitted and except as required by the Uniform Building Code, or as otherwise permitted in this chapter, do not require building permits:

**A. Grand opening displays:**

1. Signs, posters, pennants, strings of lights, blinking lights, balloons and searchlights are permitted for a period of up to one month to announce the opening of a new enterprise or the opening of an enterprise under new management; and
2. All grand opening displays shall be removed upon the expiration of 30 consecutive days;

**B. Construction signs:**

1. Construction signs identifying architects, engineers, planners, contractors or other individuals or firms involved with the construction of a building and announcing the character of the building or the purpose for which the building is intended may be displayed;
2. One nonilluminated, double-faced sign is permitted for each public street upon which the project fronts;
3. No sign shall exceed 32 square feet in surface area or ten feet in height, or be located closer than 30 feet from the property line of the adjoining property; and
4. Construction signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first;

**C. Political Signs:**

1. Signs, posters or bills promoting or publicizing candidates for public office or issues that are to be voted upon in a general or special election may be displayed on private property with the consent of the property owner. Any such sign, poster or bill shall be removed within ten days following the election; and
2. No sign, poster, bill or other advertising device shall be located on public property or within public easements or street right-of-way;
3. Political signs or posters may be placed on private property only, shall not be larger than 6 square feet in area, and shall not be posted upon or attached to telephone poles, power poles, or other public utility facilities. Such signs may be displayed 30 days prior to an election and must be removed 7 days after the election.

The candidate for whom the sign is displayed shall be responsible for its removal and be subject to the penalties as provided in the Zoning Code.

No political signs shall be placed except upon issuance of a special sign permit which shall be issued by the which shall be issued by General Services Division, License Section upon deposit of a sign removal guarantee deposit. Such deposit shall be in the amount determined by a fee schedule to be established by the Division of General Services Division. Such deposit shall be in the amount determined by a fee schedule to be established by the General Services Division.

- D. Real estate signs. All temporary real estate signs may be single or double-faced signs.