

May 5, 1993
hh:bcretail.sub

Introduced by: C. Sullivan

Proposed No.: 93-76

ORDINANCE NO. **10880**

AN ORDINANCE related to zoning; amending the regulations for retail enterprises in the Community Business zone; amending Resolution 25789, Section 1401 as amended; Section 1402 as amended; and K.C.C. 21.28.020; 21.28.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 1401 as amended and K.C.C. 21.28.020 are hereby amended to read as follows:

Permitted uses. Any of the following types of uses which can meet the following standards are permitted and allowed by this classification subject to the limitations set forth in this section provided, that the operation of an adult use establishment shall be prohibited within six hundred sixty feet of any residential zone regardless of jurisdiction and, provided further, that no adult use establishment shall be operated concurrently within six hundred sixty feet of, nor within the same structure as any other adult use establishment, and provided further that no adult use establishment shall be located within six hundred sixty feet of schools, licensed

1 C. Hospitals, except mental and alcoholic hospitals;

2 D. Hotels and motels, except apartment hotels;

3 E. Enterprises providing entertainment and recreation;

4 provided, however, that the operation of an adult use
5 establishment shall be prohibited within six hundred and sixty
6 feet of any residential zone regardless of jurisdiction and,
7 provided further, that adult use establishments shall not be
8 operated concurrently within six hundred and sixty feet of, nor
9 within the same structure as, the operation of any other adult
10 use establishment, and provided further that no adult use
11 establishment shall be located within six hundred sixty feet of
12 schools, licensed daycare centers, public parks, community
13 centers or public libraries or churches which conduct religious
14 or educational classes for minors;

15 F. Lodges, private clubs and fraternal societies;

16 G. Moorages for private pleasure craft;

17 H. Mortuaries;

18 I. Any public utility installation relating directly to
19 the distribution of services including switching and
20 transmission stations, but not including warehouses, service
21 yards or the like unless otherwise permitted by this title;

22 J. Public off-street parking facilities, whether publicly

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

4 1. Not more than four trucks and eight trailers shall be
5 permitted on a station site,

6 2. Whenever such uses are proposed at an existing
7 station which has a common boundary with R or S classified
8 property, the landscaping provisions set forth in Chapter 21.51
9 must be adhered to at least for that boundary;

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

14 R. Specialized instruction schools;

15 S. Self-service storage facilities, provided that:

16 1. The use of property shall be limited to dead storage.
17 Activities such as the servicing or repair of motor vehicles,
18 boats, trailers, lawnmowers or similar equipment is prohibited,

19 2. No storage of flammable liquids, highly combustibile
20 or explosive materials or hazardous chemicals is permitted,

21 3. No residential occupancy of the storage units is
22 permitted,

1 requirements, landscaping requirements and sign and billboard
2 requirements set forth in this title beginning with Chapter
3 21.46 and all parking lots and parking areas and loading areas
4 shall be surfaced, screened, developed and maintained as
5 required by Chapter 16.74;

6 B. All uses shall be conducted wholly within an entirely
7 enclosed building except:

- 8 1. Automobile service stations,
- 9 2. Drive-in restaurants,
- 10 3. Public utility installations,
- 11 4. Meter and control stations of a public utility,
- 12 5. Moorage for private pleasure craft,
- 13 6. Signs and billboards,
- 14 7. Parking lots and parking and loading areas,
- 15 8. Growing stock in connection with horticultural
16 nurseries whether the stock is in open ground, pots or
17 containers,
- 18 9. Automatic car wash;
- 19 10. Self-operated car wash;
- 20 11. Recreational vehicle parks;
- 21 12. On-site display of commodities during business hours
22 by retail enterprises dispensing commodities, provided that all

1 F. Any repairing done on the premises shall be
2 incidental only, and limited to custom repairing of the types
3 of merchandise sold on the premises at retail. The floor area
4 devoted to such repairing shall not exceed thirty percent of
5 the total floor area occupied by the particular enterprise,
6 except that the limitations of this paragraph shall not apply
7 to shoe, radio, television or other small household appliance
8 repair service;

9 G. Storage shall be limited to accessory storage of
10 commodities sold at retail on the premises or materials used in
11 the limited fabrication of commodities sold at retail on the
12 premises. The limitations of this paragraph shall not apply to
13 self-service storage facilities;

14 H. No dwelling units, whether single-family, two-family
15 or multiple-family, are permitted in a B-C zone except as
16 allowed in connection with a church or except a dwelling unit
17 for a resident owner, caretaker, or manager of a permitted use,
18 or except as allowed in conjunction with a community scale
19 mixed use business residential use as set forth in K.C.C.
20 21.28.020;

21 I. Use of cleaning agents shall be limited to
22 nonflammable and explosive fluids with a flash point above one

10880

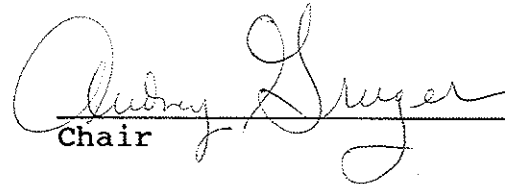
1 solids or other atmospheric contaminants shall be allowed to
2 locate only if conforming in every respect to any rules and
3 regulations established by an applicable and qualified public
4 agency.

5 L. In the case of automatic car washes and self-operated
6 car washes, the facility must be served by sanitary sewers.

INTRODUCED AND READ for the first time this 12th day
of April, 1993.

PASSED this 14th day of June, 1993

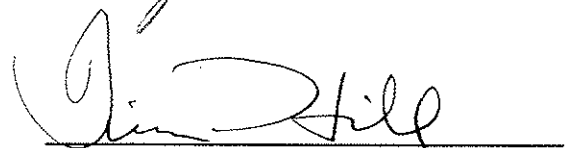
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 25th day of June, 1993.


King County Executive

Attachments:

None

GROWTH MANAGEMENT, HOUSING AND ENVIRONMENT COMMITTEE

RECEIVED

COMMITTEE RECOMMENDATION

93 MAY - 6 PM 1:37

PROPOSED NO. 93-76

DATE: May 5, 1993

Proposed amendment to the KC Zoning Code (Title 21) to allow retail sales of automobile trailers and boats in the Community Business (B-C) zone provided there is no outdoor sales or storage.

COMMITTEE RECOMMENDATION:

 DO PASS

 X DO PASS SUBSTITUTE DATED 5-5-93 *

 DO NOT PASS

 POSTPONE INDEFINITELY

 PASS OUT OF COMMITTEE (WITH NO RECOMMENDATION)

ATTACHMENTS ADOPTED BY THE ORDINANCE OR MOTION:

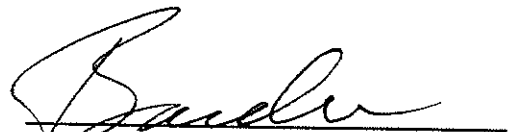
 NONE

 APPROVED AS REFERRED TO COMMITTEE

 AMENDED BY COMMITTEE AND DATED (List if more than one)

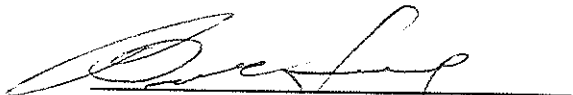


CYNTHIA SULLIVAN, CHAIR



PAUL BARDEN, VICE-CHAIR

AUDREY GRUGER, MEMBER



BRUCE LAING, MEMBER

CYNTHIA SULLIVAN
COUNTY COUNCILMEMBER



King County Executive
TIM HILL

400 King County Courthouse
516 Third Avenue
Seattle, Washington 98104
(206) 296-4040

10880

RECEIVED
93 JAN 28 AM 10:15
KING COUNTY COUNCIL

January 26, 1993

Norris - Sullivan - GM

The Honorable Audrey Gruger, Chair
King County Council
Room 402
C O U R T H O U S E

Re: Zoning Code Amendment Regarding Community Business Zone

Dear Councilmember Gruger:

Enclosed for consideration by the County Council is a zoning code amendment that would remove the specific exclusion on the retail sale of automobiles, trailers, boats, heavy equipment and similar commodities in the Community Business (B-C) zone (amending K.C.C. 21.28.020(A)). The sale of those commodities would have to be conducted wholly indoors under current B-C standards (K.C.C. 21.28.030(B)).

The exclusion was originally based on the fact that the sale of those commodities occurred outdoors, while most retail sales in the B-C zone were to occur indoors. It is now possible to carry on such sales activities indoors, so the exclusion is no longer necessary. In addition, the exclusion has become increasingly difficult to enforce in light of design changes and technological advances.


This ordinance has had State Environmental Policy Act review. A Determination of Non-Significance was issued and no appeals were filed. Approval and implementation of the ordinance is not expected to have an adverse fiscal impact upon the county. A separate fiscal note is enclosed for your information.

10880

The Honorable Audrey Gruger
January 26, 1993
Page 2

If you have any questions, please contact Greg Kipp, Interim Director, Department of Development and Environmental Services, at 296-6691.

Sincerely,



Tim Hill
King County Executive

TH:hh

Enclosure

cc: Greg Kipp, Interim Director, Department of Development and Environmental Services
ATTN: Ann Dold, Interim Manager, Environmental Division
Jerry Balcom, Supervisor, Code Development Section

10880

Affidavit of Publication

STATE OF WASHINGTON,
COUNTY OF KING,

TOM EGAN

being duly sworn, says that he/she is the Principal Clerk of Seattle Times Company, publisher of THE SEATTLE TIMES and representing the SEATTLE POST-INTELLIGENCER, separate daily newspapers, printed and published in Seattle, King County, State of Washington; that they are newspapers of general circulation in said County and State; that they have been approved as legal newspapers by order of the Superior Court of King County; that the annexed, being a classified advertisement display advertisement, was published in: The Seattle Times Seattle Post-Intelligencer _____ and not in a supplement thereof, and is a true copy of the notice as it was printed in the regular and entire issue of said paper or papers on the following day or days June 2, 1993

_____ ;
and that said newspaper or newspapers were regularly distributed to its subscribers during all of said period.

Subscribed and sworn to before me this Third day
of June, 1993

Maureen E. Sugar

Notary Public in and for the State of Washington
residing at SEATTLE

The Seattle Times
10880

6/12/93 JK
Chavez Street
93-76

COUNTY COUNCIL NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the King County Council in Room 402, King County Courthouse, Seattle, Washington, on the 14th day of June, 1993, at 9:30 a.m., to consider the following proposed ordinance related to zoning; amending the regulations for retail enterprises in the Community Business zone:

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:
10

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12 K.C.C. 21.28.020 are hereby amended to read as follows:

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14 can meet the following standards are permitted and allowed by
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2 locate only if conforming in every respect to any rules and
3 regulations established by an applicable and qualified public
4 agency.

5 L. In the case of automatic car washes and self-operated
6 car washes, the facility must be served by sanitary sewers.

This notice is given in accordance with the provisions of
R.C.W. 36.32.120 (7) and provides penalties for the provisions
thereof.

DATED at Seattle, Washington, this 26th day of May, 1993.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

GERALD A. PETERSON
CLERK OF THE COUNCIL

THE SEATTLE TIMES
HEARING: 6/14/93
PUBLISH: 6/2/93
3 AFFIDAVITS

FISCAL NOTE

AMENDMENT TO KING COUNTY ZONING CODE:
Community Business Zone

ORDINANCE TITLE: Amendments to zoning code relating to retail uses in the Community Business (B-C) zone.

AFFECTED AGENCY: Department of Development and Environmental Services

SIGNIFICANT IMPACTS TO REVENUES: None. The proposal would remove the specific exclusion on the retail sale of automobiles, trailers, boats, heavy equipment and similar commodities in the B-C zone (amending K.C.C. 21.28.020(A)).

SIGNIFICANT IMPACTS TO EXPENDITURES: It is unlikely that the adoption of the proposed ordinance would have any significant adverse impact upon county expenditures.

IMPACT TO NON-COUNTY AGENCIES OR INDIVIDUALS: No significant costs to non-county agencies or individuals are expected.

FISCAL NOTE

10880

AMENDMENT TO KING COUNTY ZONING CODE:
Community Business Zone

ORDINANCE TITLE: Amendments to zoning code relating to retail uses in the Community Business (B-C) zone.

AFFECTED AGENCY: Department of Development and Environmental Services

SIGNIFICANT IMPACTS TO REVENUES: None. The proposal would remove the specific exclusion on the retail sale of automobiles, trailers, boats, heavy equipment and similar commodities in the B-C zone (amending K.C.C. 21.28.020(A)).

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IMPACT TO NON-COUNTY AGENCIES OR INDIVIDUALS: No significant costs to non-county agencies or individuals are expected.

10880

DATE INTRODUCED 04-12-93 PROPOSED ORDINANCE NO. 93-0076

INTRODUCED BY CS REFERRED TO _____ COMMITTEE

TITLE: AN ORDINANCE related to zoning; amending the regulations for retail enterprises in the Community Business zone; amending Resolution 25789, Section 1401 as amended; and K.C.C. 21.28.020.

RECEIVED
JUN 16 1993

KING COUNTY EXECUTIVE

NEEDS ADVERTISING _____ COMMENTS _____

CARD FILE TITLE _____