

May 26, 1993
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Introduced by: Sullivan

Proposed No.: 93-282

ORDINANCE NO. **10929**

AN ORDINANCE relating to zoning, allowing the reuse of nonresidential structures or other developed facilities which were built in the zone for permitted uses in the G-5 zone as an administrative conditional use permit, amending Ordinance 4303, Section 3, as amended, and K.C.C. 21.25.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 4303, Section 3 as amended, and K.C.C. 21.25.020 are hereby amended as follows:

Permitted uses. In a G-5 zone, the following uses only are permitted, subject to the off-street parking requirements and other general provisions and exceptions set forth in this title beginning with Chapter 21.46:

A. A one-family dwelling and accessory buildings and uses; provided, that if the dwelling is a factory built unit or a mobile home, it must be certified by the State of Washington, and if the dwelling is a mobile home, it must also meet on-site permit requirements contained in K.C.C. 21.09 as now or hereafter amended;

B. On parcels having an area of 35,000 square feet or greater but less than five acres the following uses are permitted:

1. Agricultural crops,
2. Accessory buildings and uses, including the following:

a. Private stables, provided such buildings or structures shall not be located closer than thirty-five feet to any boundary line or closer than forty-five feet to any building containing a dwelling unit or accessory living quarters on the same premises; and provided further, that there shall be no open-air storage of manure, hay, straw, shavings or similar organic material closer than thirty-five feet to any property boundary line or closer than forty-five feet to any

1 dwelling unit or accessory living quarters on the same
2 premises;

3 b. Green houses provided no retail sales are
4 permitted on the premises for parcels of less than one acre;

5 c. Marketing of agricultural products produced
6 on-site or on immediately adjacent properties, provided only
7 one stand is to be used for such purposes, and such stand shall
8 not have more than three hundred square feet of floor area, and
9 shall not be located in any required yard or open space;

10 3. Livestock, provided:

11 a. No more than one horse, cow, steer, or swine
12 or five sheep, llamas, alpacas or goats, not counting
13 sucklings, for each one-half acre of the total site area shall
14 be permitted.

15 b. Fee boarding of other's livestock shall be
16 accessory to a residence on the subject property and the total
17 number of animals, including those owned by the occupants of
18 the premises shall not exceed one horse, cow, steer, or swine
19 or five sheep, llamas, alpacas or goats for each one-half acre
20 of the site.

21 c. Any building, pen or structure used to house,
22 confine or feed such animals shall not be located closer than
23 thirty-five feet to any boundary property line nor closer than
24 forty-five feet to any building containing a dwelling unit or
25 accessory living quarters on the same premises.

26 d. Swine shall be permitted only on a site with
27 a minimum area of three acres which shall not be further
28 subdivided, and any building, pen or structure used to house,
29 confine or feed swine shall not be located closer than one
30 hundred feet to any property line nor closer than forty-five
31 feet to any building containing a dwelling unit or accessory
32 living quarters on the same premises.

33 4. Raising of poultry, chicken, squab and rabbits,
34 provided:

1 a. No more than thirty in total of such fowl or
2 animals per acre may be kept on the premises.

3 b. Any birds kept on the premises shall be
4 confined within an aviary.

5 c. Any building, pen, aviary or structure used
6 to house or contain such fowl and animals shall not be located
7 closer than thirty-five feet to any boundary property line of
8 the premises, or closer than forty-five feet to any building
9 containing a dwelling unit or accessory living quarters on the
10 same premises.

11 5. Raising of hamsters, nutria and chinchilla for
12 commercial purposes provided:

13 a. No more than one hundred of such animals per
14 acre may be kept on the premises.

15 b. Any buildings, pens, cages or structures used
16 to contain or house such animals shall not be located closer
17 than thirty-five feet to any building containing a dwelling
18 unit or accessory living quarters on the same premises.

19 6. Sign, as follows:

20 a. One unlighted identification sign not
21 exceeding two square feet in area containing the name of the
22 occupant of the premises;

23 b. One unlighted double-faced sign not exceeding
24 six square feet of area per face, pertaining only to the sale,
25 lease or hire of only the particular building, property or
26 premises upon which displayed;

27 7. Rental stables, subject to a conditional use
28 permit, provided the site must be large enough to contain the
29 riding area or trail system.

30 C. On parcels having 5 acres or more but less than 10
31 acres all of the uses permitted in K.C.C. 21.25.020B plus the
32 following uses:

33 1. Fishing ponds (commercial), but excluding
34 restaurants;

35 2. Forest crops, growing and harvesting;

1 3. Horticultural nurseries;

2 4. Small animal farms, including mink and fox farms;
3 provided any building, pen, cage or structure used to contain,
4 house, confine or feed such animals shall not be located closer
5 than one hundred fifty feet to any building containing a
6 dwelling unit or accessory living quarters on the same
7 premises;

8 5. Small animal hospitals and clinics, provided the
9 portion of the building or structure in which animals are kept
10 or treated is sound-proofed; all run areas are completely
11 surrounded by an eight-foot solid wall; the animal runs shall
12 be surfaced with concrete or other impervious materials; there
13 shall be no burning of refuse or dead animals on the premises;
14 drainage shall be away from adjoining properties;

15 6. Slaughtering and dressing of animals or fowl
16 raised on the premises, accessory to a residence; provided any
17 building, structure or area used for such purposes shall not be
18 closer than seventy-five feet to any boundary property line of
19 the premises, or closer than forty-five feet to any building
20 containing a dwelling unit or accessory living quarters on the
21 same premises.

22 D. On parcels having 10 acres or more, all of the uses
23 permitted in K.C.C. 21.25.020B and C plus the following
24 structures and uses are permitted:

25 1. Barns, silos and other structures necessary for
26 farming and ranching practices, provided said structures shall
27 not be located closer than seventy-five feet to any boundary
28 property line of the premises or any building containing a
29 dwelling unit or accessory living quarters on the same
30 premises;

31 2. Beehives, without limit on number, provided:

32 a. Colonies shall be maintained in movable-frame
33 hives at all times,

34 b. Adequate space shall be maintained in each
35 hive to prevent overcrowding and swarming,

1 c. Colonies shall be requeened following any
2 swarming or aggressive behavior,

3 d. All colonies shall be registered with the
4 county agricultural extension agent prior to April 1st of each
5 year,

6 e. Hives shall not be located within twenty-five
7 feet of any property line except:

8 (1) When situated eight feet or more above
9 adjacent ground level or

10 (2) When situated less than six feet above
11 adjacent ground level and behind a solid fence or hedge six
12 feet in height to any property line within twenty-five feet of
13 the hive and extending at least twenty feet beyond the hive in
14 both directions;

15 3. Dairies, livestock, poultry and small animals,
16 provided:

17 a. Any building, pen, milking shed, cage,
18 aviary, animal run, or area used to contain, house or feed such
19 animals or fowl, other than railroad loading pens, shall not be
20 located closer than seventy-five feet to any boundary property
21 line of the premises or any building containing a dwelling unit
22 or accessory living quarters on the same premises,

23 b. Any open-air storage of manure, hay, straw,
24 shavings or similar organic materials shall maintain a distance
25 of not less than thirty-five feet from any boundary property
26 line and a distance of not less than forty-five feet from any
27 building containing a dwelling unit or accessory living
28 quarters on the same premises;

29 4. Forest products, growing and harvesting,
30 including processing of locally harvested crops using portable
31 equipment;

32 5. Public and private stables; provided:

33 a. Any stable or barn shall not be located
34 closer than seventy-five feet to any boundary property line,
35 nor closer than forty-five feet to any building containing a

1 dwelling unit or accessory living quarters on the same
2 premises,

3 b. Any corrals, exercise yards or arenas shall
4 maintain a distance of not less than thirty-five feet from any
5 boundary property line and a distance of not less than
6 forty-five feet from any building containing a dwelling unit or
7 accessory living quarters on the same premises,

8 c. One unlighted sign, up to sixteen square feet
9 in size, shall be permitted;

10 6. Pasturing and grazing;

11 7. Housing facilities to accommodate agricultural
12 employees and their families employed by the owner of the
13 premises; provided such facilities are permitted only on
14 holdings containing ten acres or more; and provided further,
15 that such housing facilities shall be considered accessory to
16 the main dwelling but shall conform to the provision of this
17 classification pertaining to required yards and open spaces for
18 dwellings;

19 8. Marketing of agricultural and dairy products
20 raised on the premises; provided only one stand shall be
21 permitted on the premises and such stand shall not contain more
22 than five hundred square feet of floor area and shall not be
23 located in any required yard or open space on the premises;

24 9. Retail sales of feed, seed or fertilizers, and
25 plants for processing agricultural and dairy products, both
26 subject to the issuance of a conditional use permit; provided
27 the following minimum conditions are conformed to:

28 a. The number of employees involved and the
29 physical scale is such that there is no substantial traffic
30 involved and the building intensity and character is consistent
31 with the surroundings,

32 b. There are adequate facilities provided to
33 handle sewer and water needs and the processes do not violate
34 air or water pollution standards,

1 c. The use is not located within a one
2 hundred-year floodplain. Expansion of any existing facilities
3 in the floodplain shall be limited to structural alterations
4 and increases in floor area required by law for health and
5 safety reasons:

6 10. Home occupations; provided the home occupation:

7 a. Is carried on exclusively by a member or
8 members of a family residing in the main dwelling unit on the
9 premises,

10 b. Is clearly incidental and secondary to the
11 use of the property for agricultural purposes,

12 c. Has no display or sign not already permitted
13 in the zone,

14 d. Has no outside storage nor other exterior
15 indication of the home occupation or variation from character
16 of the area,

17 e. Does not require truck delivery or pickup,
18 nor the installation of heavy equipment, large power tools or
19 power sources not common to an agricultural area,

20 f. Does not create a level of noise vibration,
21 smoke, dust, odors, heat or glare beyond that which is common
22 to an agricultural area,

23 g. Does not create a level of parking demand
24 beyond that which is normal to an agricultural area, and

25 h. All sales shall be an incidental use.

26 E. Public utility facilities such as telephone exchanges,
27 water pumping stations, electrical distribution substations,
28 water storage reservoirs or tanks necessary for the
29 distribution and transmission of services for the area
30 including accessory microwave transmission facilities and
31 towers;

32 F. Schools and churches;

33 G. Libraries and parks, publicly owned and operated,
34 subject to the provisions of K.C.C. 21.08.040F;

1 H. Any accessory use set forth in K.C.C. 21.08.030 and
2 K.C.C. 21.08.050, subject to the provisions contained therein;

3 I. Recreational facilities, community noncommercial,
4 including clubhouse facilities, subject to the issuance of a
5 conditional use permit, provided:

6 1. Any building, structure, or parking area on the
7 site shall maintain a distance not less than twenty-five feet
8 from any abutting R, S or G classified property.

9 2. Any lights provided to illuminate any building or
10 recreational area shall be so arranged as to reflect the light
11 away from any premises upon which a dwelling unit is located.

12 3. The site shall be located upon, or have adequate
13 access to a public thoroughfare.

14 J. Specialized instruction schools provided:

15 1. The lot shall have a minimum lot size of 2 1/2
16 acres.

17 2. The specific standards set forth in K.C.C.
18 21.44.030 R. are met.

19 K. Unclassified uses as provided in Chapter 21.44, only
20 when consistent with the purpose of this chapter and excluding
21 commercial establishments and enterprises as defined by K.C.C.
22 21.44.030C.

23 L. Communication facility subject to K.C.C. 21.80.020
24 through 21.80.190.

1 M. Subject to an administrative conditional use permit,
2 the reuse of nonresidential structures or other developed
3 facilities which were built in the zone for permitted uses such
4 as schools, fire stations, libraries or recreational facilities
5 when no longer needed for their intended purpose provided any
6 new construction or expansion of a use is limited to the
7 setback, coverage and height requirements of the underlying
8 zone classification. In no instance shall more than fifty
9 percent of the total area in existing buildings be demolished
10 to accommodate the allowed uses. Reuse of such buildings shall
11 be further limited to uses rendering governmental services, or
12 nonprofit social services.

13 INTRODUCED AND READ for the first time this 26th day
14 of April, 1993

15 PASSED this 16th day of July, 1993

16 KING COUNTY COUNCIL
17 KING COUNTY, WASHINGTON

18 Andrey Juyer
19 Chair

20 ATTEST:

21 Janet Masuo
22 Deputy Clerk of the Council

23 APPROVED this 16th day of July, 1993

24 Patricia B. Steel for
25 King County Executive
Tom Bell

26 Attachments: none