

March 2, 1994
ZONING2.ORD (VN:clt)

Introduced by:
Proposed No.: 93-528

11265

ORDINANCE NO.

AN ORDINANCE relating to zoning; amending provisions to allow parks as a permitted use in the Manufacturing Classification; amending Resolution 25789, Section 1601, as amended and K.C.C. 21.32.020; amending; and declaring an emergency.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 1601, as amended and K.C.C. 21.32.020 is hereby amended to read as follows:

Permitted uses. The following uses only are permitted and specifically provided and allowed by this chapter provided, that the operation of an adult use establishment shall be prohibited within six hundred sixty feet of any residential zone regardless of jurisdiction and, provided further, that no adult use establishment shall be operated concurrently within six hundred sixty feet of, nor within the same structure as any other adult use establishment, and provided further that no adult use establishment shall be located within six hundred sixty feet of schools, licensed daycare centers, public parks, community centers, public libraries or churches which conduct religious or educational classes for minors:

A. Any use first permitted in the C-G classification provided however a dwelling shall be permitted on the same lot or site on which an industrial use is located when the dwelling is used exclusively by a caretaker or superintendent of such enterprise and his family;

B. On-premise signs, off-premise directional signs, and billboards subject to the provisions of Chapter 21.53, Signs and Billboards;

C. Automobile body and fender works when operated and maintained wholly within an entirely enclosed building;

D. Automobile assembly plant, when contained within a wholly enclosed building;

- 1 E. Automobile painting, provided all painting, sanding and
- 2 baking shall be conducted wholly within an enclosed building;
- 3 F. Automotive service stations;
- 4 G. Bag cleaning and conditioning;
- 5 H. Bakeries, wholesale;
- 6 I. Banks;
- 7 J. Battery manufacture and rebuilding;
- 8 K. Bleaching and dyeing plants;
- 9 L. Blueprinting and photostating;
- 10 M. Boat building and repairing for boats not exceeding one
- 11 hundred ten feet in length;
- 12 N. Bottling plants;
- 13 O. Broom and brush manufacture;
- 14 P. Building materials storage yards;
- 15 Q. Carpet and rug cleaning plants;
- 16 R. Ceramic products, manufacture of wall and floor tile
- 17 and related small tile products, but not including bricks,
- 18 drain, building or conduit tile;
- 19 S. Clothes cleaning or clothes dyeing plants;
- 20 T. Contractor's storage yards;
- 21 U. Cosmetics, manufacture of;
- 22 V. Creameries and dairy products manufacture;
- 23 W. Die casting;
- 24 X. Distributing plants (jobbers);
- 25 Y. Dog pounds;
- 26 Z. Electrical appliances, manufacture and assembly of;
- 27 AA. Electric neon sign manufacturing;
- 28 BB. Electro-plating, silver, chrome, copper;
- 29 CC. Feed and fuel yards;
- 30 DD. Freight terminals;
- 31 EE. Food products manufacture, storage, processing and
- 32 packaging of, but not including the manufacturing and
- 33 processing of lard, pickles, sauerkraut, sausage or vinegar;
- 34 FF. Garment manufacture;
- 35 GG. Hospitals, emergency only;

- 1 HH. Hotels and motels;
- 2 II. Ice manufacturing plant;
- 3 JJ. Laundries;
- 4 KK. Machine shops with a punch press up to twenty tons
- 5 capacity, when contained wholly within an enclosed building and
- 6 the building is not closer than three hundred feet to a
- 7 residential or suburban zone; no drop hammer or drop forge is
- 8 permitted;
- 9 LL. Manufacture, processing, treatment or assembly of
- 10 articles from previously prepared materials such as bone,
- 11 canvas, cellophane, cork, fibre, felt, fur, feathers, glass,
- 12 leather, paper, metal, stone, wood, yarn, plastics and shell;
- 13 MM. Metal, manufacture and fabrication of products from
- 14 (except major structural steel forms, boiler making and similar
- 15 activities involving excessive noise, or major trucking in
- 16 terms of over-standard dimensions per unit or over-standard
- 17 dimensions of load);
- 18 NN. Parcel service delivery terminals;
- 19 OO. Parking lots, public provided any area so used shall
- 20 be improved and maintained as required by Chapter 16.74 of this
- 21 code;
- 22 PP. Pharmaceuticals, manufacturing, processing,
- 23 packaging and storage of, including drugs, perfumes, toiletries
- 24 and soap (cold mix only);
- 25 QQ. Plumbing supply yards;
- 26 RR. Prefabricated building, manufacture of (no
- 27 concrete);
- 28 SS. Pipe line booster or pumping plant in connection
- 29 with water, oil, petroleum, gas, gasoline or other petroleum
- 30 products;
- 31 TT. Printing and printing ink manufacture;
- 32 UU. Public utility service facilities, yards or electric
- 33 transmission substations;
- 34 VV. Restaurants, including cocktail lounges;

1 WW. Rubber, fabrication of products made from finished
2 rubber;

3 XX. Self-service storage facilities;

4 YY. Storage of impounded and damaged cars, but no
5 wrecking yards;

6 ZZ. Storage for transit and transportation equipment,
7 except freight classification yards;

8 (A) Textile manufacture, processing or treatment;

9 (B) Tile, manufacture of wall and floor tile and
10 related small tile products;

11 (C) Tobacco products, manufacture of;

12 (D) Truck repairing and rental;

13 (E) Upholstering;

14 (F) Vacuum metalization;

15 (G) Warehousing;

16 (H) Accessory buildings and uses customarily incident
17 to any of the above uses, when located on the same site with
18 the main building;

19 (I) Other similar industrial enterprises or
20 businesses as set forth in Section 21.46.050 of this title;

21 (J) Planned unit development as provided in Chapter
22 21.56;

23 (K) Unclassified uses as provided in Chapter 21.44;

24 (L) Business and professional offices;

25 (M) Enterprises selling alcoholic beverages for
26 on-premises consumption;

27 (N) Police and fire stations, including regional
28 police pistol range training facilities provided:

29 1. The training must be conducted within an entirely
30 enclosed building, and

31 2. Noise standards pursuant to K.C.C. 12.88.020 and
32 K.C.C. 12.88.030 must be met;

33 (O) Interim use for agricultural crops, open field
34 growing, pasturing and grazing on five acres or more, provided:

35 1. Buildings are not permitted,

1 2. Any pen or structure used to confine or feed
2 livestock shall not be located closer than seventy-five feet
3 and in the case of swine or goats no closer than one hundred
4 fifty feet to any boundary property line nor closer than
5 forty-five feet to any building containing a dwelling unit or
6 accessory living quarters on the same premises,

7 3. Any pasturing or grazing shall be adequately
8 fenced and shall maintain a distance of thirty-five feet from
9 any boundary property line which is a common line with S-R or R
10 zoned property when such property is developed,

11 4. The number of livestock shall not exceed that
12 permitted in the S-R zone,

13 5. Any open-air storage of hay, straw, shavings or
14 similar organic materials shall maintain a distance of not less
15 than thirty-five feet from any boundary property line, and a
16 distance of not less than forty-five feet from any building
17 containing a dwelling unit or accessory living quarters on the
18 same premises;

19 (P) Retail stores not to exceed three thousand square
20 feet of gross floor area;

21 (Q) Specialized instruction schools;

22 (R) Churches and other houses of worship;

23 (S) Communication facility subject to K.C.C.

24 21.80.020 - 21.80.190;

25 (T) Breweries.

26 (U) Parks, publicly owned and operated, provided:

27 1. The park is abutting, intervening roads
28 notwithstanding, an existing park on one or more sides.

29 2. No bleachers or stadiums are permitted if the
30 site is less than ten acres, and no public amusement devices
31 for hire are permitted.

32 3. Any lights provided to illuminate any building or
33 recreational area shall be so arranged as to reflect the light
34 away from any premises upon which a dwelling unit is located.

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4. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.

SECTION 2. The county council finds as a fact and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of public peace, health or safety or for the support of county government and its existing public institutions.

INTRODUCED AND READ for the first time this 9th day of August, 1993.

PASSED this 21st day of March, 1994.

Passed by a vote of 13 to 0,

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 1st day of April, 1994.

Ray Lodge
King County Executive

Attachments: