

November 7, 1994  
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Introduced By: Greg Nickels

Proposed No.: 94-601

ORDINANCE NO. **11567**

AN ORDINANCE relating to zoning; creating a special district overlay to promote the economic vitality of existing commercial/industrial areas within urban areas but outside of activity centers and to provide incentives for redevelopment of underutilized commercial and industrial lands within these areas; adding a new section to K.C.C. 21A.38.

FINDINGS:

1. Within the urban area but outside of activity centers, smaller concentrations of commercial and light-industrial land uses have developed under zoning that permitted the intermingling of those activities. Such areas continue to thrive and contribute to the county's economy through the provision of needed services and family-wage jobs.
2. Recent changes to the King County Code have revised the available zoning tools applicable to such mixed commercial/industrial areas. Neither the new commercial zone nor the new industrial zone provides for the range of uses currently found in these areas.
3. These older, mixed commercial/industrial areas often have vacant or underutilized properties and could benefit from redevelopment incentives contained in the Economic Redevelopment Special District Overlay.
4. The retention of existing uses that contribute to the economic vitality of these areas should be an element of any redevelopment strategy.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is hereby added to K.C.C. 21A.38 a new section to read as follows:

Special district overlay - commercial/industrial.

A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of

1 appropriate uses consistent with maintaining the quality of  
2 nearby residential areas.

3 B. The commercial/industrial special district overlay  
4 shall be designated only through the community planning  
5 process and applied to areas substantially developed with a  
6 mix of commercial and light industrial uses and zoned CB, RB,  
7 O, or I.

8 C. The standards of this title and other county codes  
9 shall be applicable to development within the commercial/  
10 industrial special district overlay except as follows:

11 1. Legally-established commercial or industrial  
12 uses that exist within an area as of the effective date of  
13 legislation applying the commercial/industrial special  
14 district overlay, but that are not otherwise permitted by the  
15 zoning, shall be considered permitted uses upon only the lots  
16 that they occupied as of that date.

17 2. Permitted uses within the area of a commercial/  
18 industrial special district overlay shall include those uses  
19 permitted in the base zone applied therein as well as  
20 permitted uses as set forth in the I zone with the exception  
21 of the following:

22 a. any use permitted in the I zone requiring  
23 a conditional use permit

24 b. auction houses;

25 c. livestock sales;

26 d. SIC Industry Group 201 (meat products);

27 e. SIC Industry Group 202 (dairy products);

28 f. SIC Industry Group 204 (grain mill  
29 products);

30 g. SIC Industry Group 207 (fats and oils);

31 h. motor vehicle and boat dealers;

- 1           i.    SIC Major Group 24 (lumber and wood  
2 products, except furniture) except 2431 (millwork) and 2434  
3 (wood kitchen cabinets);
- 4           j.    SIC Industry Group 311 (leather tanning  
5 and finishing);
- 6           k.    SIC Major Group 32 (stone, clay, glass  
7 and concrete products);
- 8           l.    SIC Industry 3999 (manufacturing  
9 industries, not elsewhere classified) dressing of furs, fur  
10 stripping and pelts only;
- 11          m.    SIC Industry 7534 (tire retreading);
- 12          n.    SIC Major Group 02 (agricultural  
13 production--livestock and animal specialties);
- 14          o.    SIC Industry 2951 (asphalt paving  
15 mixtures and blocks);
- 16          p.    resource accessory uses, and  
17          q.    outdoor storage of equipment or materials  
18 occupying more than 25% of the site associated with: SIC  
19 Major Group 15 (building construction--contractors and  
20 operative builders), SIC Major Group 16 (heavy construction  
21 other than building construction--contractors), SIC Major  
22 Group 17 (construction--special trade contractors) and, SIC  
23 Industry 7312 (outdoor advertising services); provided, that  
24 such outdoor storage be visually screened from surrounding  
25 properties.
- 26           4.    Uses permitted both by the base zone applied to  
27 the property and through the application of the commercial/  
28 industrial special district overlay shall be subject to the  
29 limitations on use found in the base zone in K.C.C. 21A.08  
30 except for commercial/industrial accessory uses to which the  
31 limitations on use in the base zone shall not apply.
- 32           5.    The minimum parking requirements of this title  
33 shall be reduced as follows, provided that such reductions do

1 not apply to new construction on vacant property or the  
2 vacant portions of partially-developed property where that  
3 construction is not an enlargement or replacement of an  
4 existing building:

5 a. The parking stall requirements are  
6 reduced 100 percent provided that:

7 (1) the square footage of any  
8 enlargement or replacement of an existing building does not  
9 in total exceed 125 percent of the square footage of the  
10 existing building;

11 (2) the building fronts on an existing  
12 roadway improved to urban standards or a roadway programmed  
13 to be improved to urban standards as a capital improvement  
14 project, that accommodates on-street parking; and

15 (3) there is no net decrease in existing  
16 off-street parking space.

17 b. the parking stall requirements are  
18 reduced 50 percent provided that:

19 (1) the square footage of any  
20 enlargement or replacement of an existing building in total  
21 exceeds 125 percent of the square footage of the existing  
22 building;

23 (2) the height of the enlarged or  
24 replacement building does not exceed the base height of the  
25 zone in which it is located,

26 (3) the building fronts on an existing  
27 roadway improved to urban standards or a roadway programmed  
28 to be improved to urban standards as a capital improvement  
29 project, that accommodates on-street parking; and

30 (4) there is no net decrease in existing  
31 off-street parking spaces, unless it exceeds the minimum  
32 requirements of subsection C.5.b.

1           6. The landscaping requirements of this title  
2 shall be waived, provided that:

3           a. street trees, installed and maintained by  
4 the adjacent property owner, shall be substituted in lieu of  
5 landscaping; and

6           b. any portion of the overlay district that  
7 directly abuts properties outside of the district shall  
8 provide, along said portions, a landscape buffer area no less  
9 than 50 percent of that required by this title.

10          7. the setback requirements of this title shall  
11 be waived, provided that:

12          a. setback widths along any street forming a  
13 boundary of the overlay district shall comply with this  
14 title, and

15          b. any portion of the overlay district that  
16 directly abuts properties outside of the district shall  
17 provide, along said portions, a setback no less than 50  
18 percent of that required by this title.

19          8. The building height limits of this title shall  
20 be waived, provided that the height limit within 50 feet of  
21 the perimeter of the overlay district shall be 30 feet.

22          9. Signage shall be limited to that allowed  
23 within the CB zone.

24          10. The roadway improvements of the King County  
25 code shall be waived, provided a no-protest agreement to  
26 participate in future road improvement districts (RID) is  
27 signed by an applicant and recorded with the county.

28          11. The pedestrian circulation requirements of  
29 this title shall be waived.

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12. The impervious surface and lot coverage requirements of this title shall be waived.

INTRODUCED AND READ for the first time this 26<sup>th</sup> day of September, 1994.

PASSED by a vote of 10 to 0 this 7<sup>th</sup> day of November, 1994.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Kent Pullen  
Chair

ATTEST:

Arnold A. Poter  
Clerk of the Council

APPROVED this 18<sup>th</sup> day of November, 1994.

Ray Lohr  
King County Executive

Attachments: None