

April 19, 1995
caddyshktk

Introduced By:

Christopher Vance

Proposed No.:

95-282

ORDINANCE NO. **11821**

AN ORDINANCE related to zoning; amending the development conditions pertaining to the location of golf driving ranges and the height of fences used in the operation of golf courses and golf driving ranges, amending Ordinance 10870 , Sections 331, 340 and 341, as amended, and K.C.C. 21A.08.040, 21A.12.030, and 21A.12.040.

PREAMBLE:

The Metropolitan King County Council finds that golf driving ranges provide recreational, economic and other benefits to the residents of King County and that it is not necessary for them to be located only as accessory uses to golf courses. Furthermore, to enhance the safe enjoyment and operation of golf courses, and golf driving ranges, provisions for appropriate netting or fencing and their requisite support structures are desirable.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 331, as amended, and K.C.C. 21A.08.040 are

hereby amended to read as follows:

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A. RECREATION/CULTURAL LAND USES		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
		A	F	M	R	U R	U	R	N B	C B	R B	O	I
		G	O	I	U	R E	R	E	E U	O U	E U	F	N
		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		I	E	E	A	A E	A	I	G I	M I	I I	I	U
		C	S	R	L	N R	N	D	H N	U N	O N	C	S
		U	T	A	L	V	E	N	B E	N E	N E	E	T
		L	L	L	L	E	N	T	O S	I S	A S	R	I
		T	L	L	L	E	N	T	R S	T S	L S	I	A
		U	L	L	L	E	N	T	H	Y	L S	I	A
		R	L	L	L	E	N	T	O	O	L S	I	A
		E	L	L	L	E	N	T	D	O	L	I	A
		L	L	L	L	E	N	T	O	O	L	I	A
		L	L	L	L	E	N	T	O	O	L	I	A
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
PARK/RECREATION:													
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds		P		P	P							P
*	Destination Resorts		S		S	C					C		
*	Marina		C3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park				C2	C							
*	Ski Area		S		S								
AMUSEMENT/ENTERTAINMENT:													
7832	Theater									P6	P6	P6	
7833	Theater, Drive-in										C6		
792	Plays/Theatrical production									P6	P6		P
793	Bowling center									P	P		P
*	Sports club				C4	C4	C4	C4	C	P	P		
*	Golf facility				C7	P7	P7	P7					
7999	Golf driving range				C8 P8 C7	P8 C7	P8 C7	P8 C7		P7	P7		
*	Shooting range		C9		C9								P10
*	Amusement arcades									P	P		
7996	Amusement park										C		
*	Outdoor performance center		S		C12 S						S		
CULTURAL:													
823	Library				P11	P11 C	P11 C	P11 C	P	P	P	P	
841	Museum				P11	P11 C	P11 C	P11 C	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P11	P11 C	P11 C	P11 C	P		P	P	
					C12								

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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- B. Development conditions.**
1. The following conditions and limitations shall apply, where appropriate:
 - a. No stadiums on sites less than ten acres;
 - b. Lighting for structures and fields shall be directed away from residential areas;
 - c. Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones; and

1 d. Facilities in the F, A, or M zones, or in a designated Rural Farm or Forest District, shall be
2 limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities.

3 2. Recreational vehicle parks are subject to the following conditions and limitations:

4 a. The maximum length of stay of any unit shall not exceed 180 days;

5 b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and

6 c. Sewage shall be disposed in a system approved by the Seattle-King County health
7 department.

8 3. Limited to day moorage. The marina shall not create a need for off-site public services
9 beyond those already available prior to date of application.

10 4. Not permitted in the RA-20 zone, or in the RA-10 zone when located in a designated Rural
11 Farm District. Limited to recreation facilities subject to the following conditions and limitations:

12 a. The bulk and scale shall be compatible with residential character of the area; and

13 b. Use is limited to residents of a specified residential development or to neighborhood-based
14 supervised after school non-profit instructional or athletic programs for children.

15 5. Limited to day moorage.

16 6. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other
17 adult use facility, or school licensed daycare centers, public parks, community centers, public libraries or
18 churches which conduct religious or educational classes for minors.

19 7. Structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet
20 from property lines adjoining residential zones. Within the RA zone, such facilities shall be permitted only
21 in the RA-5 and RA-2.5 zones.

22 8. Only as an accessory to golf courses.

23 9. a. New structures and outdoor ranges shall maintain a minimum distance of 50 feet from
24 property lines adjoining residential zones; provided that existing facilities shall be exempt;

25 b. Ranges shall be designed to prevent stray or ricocheting projectiles pellets, or arrows from
26 leaving the property;

27 c. Site plans shall include safety features of the range; provisions for reducing sound
28 produced on the firing line; elevations of the range showing target area, backdrops or butts; and
29 approximate locations of buildings on adjoining properties; and

30 d. Subject to the licensing provisions of K.C.C. Title 6.

31 10. a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title 6;

32 b. Indoor ranges shall be ~~(designated)~~ designed and operated so as to provide a healthful
33 environment for users and operators by:

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(1) installing ventilation systems which provide sufficient clean air in the user's breathing zone, and

(2) adopting appropriate procedures and policies which monitor and control exposure time to airborne lead for individual users.

11. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to the provisions of K.C.C. 21A.32.

12. Only as accessory to a nonresidential use established through a discretionary permit process, and provided further that the scale is limited to ensure compatibility with surrounding neighborhoods.

13. Limited to publicly owned and operated park, subject to the following:

a. The park shall abut intervening roads notwithstanding, an existing park on one or more sides.

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

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

d. All building 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. Ordinance 10870, Section 340, as amended, and K.C.C. 21A.12.030 are hereby amended to read as follows:

A Densities and Dimensions - Residential Zones

STANDARDS	RESIDENTIAL												
	RURAL				URBAN RESERVE	URBAN RESIDENTIAL							
	RA-2.5	RA-	RA-1	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre(15)	0.4 du/ac	0.2 du/a	0.1 du/ac	0.05 du/ac	0.2 du/ac	1 du/ac	4 du/a (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/a	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac
Minimum Density						(18)	85 (18)	85% (18)	85% (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Width: (3)	135 ft	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	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) (16)	35 ft (9)	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	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% (12)	2% (11) 12% (12)	1% (11) 12% (12)	0.5% (11) 12% (12)	10% (11) 12% (12)	15% (11) 12% (12)	35	50%	55%	60%	60%	70%	70%
Maximum Impervious Surface: Percentage (5)	15% (13)	10 (13)	5% (13)	2.5% (13)	20% (13)	20%	45	70%	75%	85%	85%	85%	90%

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. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirement provided that the maximum height shall not exceed 75 feet.

- 1 5. Applies to each individual lot. Building coverage and impervious surface area standards for:
2 a. regional uses shall be established at the time of permit review; or
3 b. nonresidential uses in residential zones shall comply with K.C.C. 21A.12.120 and .220.
4 c. individual lots in the R-4 through R-8 zones which are less than 6500 square feet in area
5 shall be subject to the applicable provisions of the R-8 zone.
- 6 6. Mobile home parks shall be allowed a base density of six dwelling units per acre.
- 7 7. The standards of the R-4 zone shall apply if a lot is less than 15,000 square feet in area.
- 8 8. At least 20 linear feet of driveway shall be provided between any garage, carport, or other
9 fenced parking area and the street property line. The linear distance shall be measured along the centerline
10 of the driveway from the access point to such garage, carport or fenced area to the street property line.
- 11 9. a. Residences shall have a setback of at least 100 feet from any property line adjoining A, M
12 or F zones or existing extractive operations.
- 13 b. For lots between 1 acre and 2.5 acres in size, the setback requirements of the R-1 zone
14 shall apply. For lots under 1 acre, the setback requirements of the R-4 zone shall apply.
- 15 10. a. For developments consisting of three or more single-detached dwellings located on a
16 single parcel, the setback shall be 10 feet along any property line abutting R-1 through R-8, RA and UR
17 zones.
- 18 b. For townhouse and apartment development, the setback shall be 20 feet along any
19 property line abutting R-1 through R-8, RA and UR zones.
- 20 11. On any lot over 1 acre in area, an additional 5 percent may be used for buildings related to
21 agricultural or forestry practices.
- 22 12. The maximum building coverage on lots smaller than 15,000 square feet, shall comply
23 with the standards of the nearest comparable R-4 through R-8 zone. In the RA zone, the maximum
24 building coverage allowed shall be at least 2,500 square feet.
- 25 13. The maximum impervious surface area allowed shall be at least 10,000 square feet when
26 the lot is greater than 1 acre, and be twenty percent when the lot is less than 1 acre. Lots smaller than .5
27 acre in area shall comply with standards of the nearest comparable R-4 through R-8 zone.
- 28 14. The base height for projects using residential density incentives and transfer of density
29 credits pursuant to this title is 80 feet. In all other cases, the base height is 60 feet.
- 30 15. Density applies only to dwelling units and not to sleeping units
- 31 16. Vehicle access points from garages, carports or fenced parking areas shall be set back
32 from the property line upon which a joint use driveway is located to provide a straight line length of at
33 least 26 feet from the access point to the opposite side of the joint use driveway.

1 17. All subdivisions and short subdivisions in the R-1 zone shall be required to be clustered
 2 away from sensitive areas to the extent possible and a permanent open space tract that includes at least 50
 3 percent of the site shall be created.

4 18. See K.C.C. 21A.12.085

5 **SECTION 3.** Ordinance 10870, Section 341, as amended, and K.C.C. 21A.12.040 are hereby
 6 amended to read as follows:

7 **A Densities and Dimensions - Resource and Commercial/Industrial Zones**

STANDARD S	RESOURCE					COMMERCIAL/INDUSTRIAL				
	AGRICULTURE			FOREST	MINERAL	NEIGHBORHO OD BUSINESS	COMMUNI TY BUSINESS	REGIÓNA L BUSINESS	OFFICE	INDUSTRIAL
	A-10	A-35	A-60	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre	0.1 du/ac	.0286 du/ac	.0167 du/ac	.0125 du/ac		8 du/ac (2)	18 du/ac (2)	36 du/ac (2)	36 du/ac (2)	
Maximum Density: Dwelling Unit/Acre						12 du/ac (3)	24 du/ac (3)	48 du/ac (3)	48 du/ac (3)	
Minimum Lot Area	10 acres	35 acres	60acre s	80 acres	10 acres					
Minimum Depth/ Width (1)	4 to 1	4 to 1	4 to 1							
Minimum Street Setback	30 ft	30 ft	30 f (4)	100 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft
Minimum Interior Setback	10 ft	10 ft	10 ft (4)	100 ft (4)	(12)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) 50 ft (8)
Base Height (10)	35 ft	35 Ft	35 Ft			35 ft 45 ft (6)	35 ft 60 ft (6)	35 ft 65 ft (6)	45 ft 60 ft (6)	45 ft
Maximum Building Coverage: Percentage	5% 15%(1 1)	5% 15%(1 1)	5% 15%(1 1)	5% 15%(11)						
Maximum Floor/Lot Ratio: Square Feet						1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage	15% 35%(1 1)	10% 35%(1 1)	10% 35%(1 1)	10% 35%(11)		85%	85%	90%	75%	90%

1 **B. Development conditions.**

2 1. Reserved

3 2. These densities are allowed only through the application of mixed use development
4 standards.

5 3. These densities may only be achieved through the application of residential density incentives
6 or transfer of density credits in mixed use developments, see K.C.C. 21A.32 and 21A.34.

7 4. a. In the F zone, scaling stations may be located 35 feet from property lines. Residences
8 shall have a setback of at least 30 from all property lines.

9 b. For lots between one acre and 2.5 acres in size, the setback requirements of the R-1 zone
10 shall apply. For lots under one acre, the setback requirements of the R-4 zone shall apply.

11 c. For developments consisting of three or more single-detached dwellings located on a
12 single parcel, the setback shall be 10 feet along any property line abutting R-1 through R-8, RA and UR
13 zones.

14 5. Gas station pump islands shall be placed no closer than 25 feet to street front lines.

15 6. This base height allowed only for mixed use developments.

16 7. Required on property lines adjoining residential zones.

17 8. Required on property lines adjoining residential zones for industrial uses established by
18 conditional use permits.

19 9. The floor/lot ratio for mixed use developments shall conform to K.C.C. 21A.14.

20 10. Height limits may be increased when portions of the structure building which exceed the
21 base height limit provide one additional foot of street and interior setback for each foot above the base
22 height limit, provided the maximum height may exceed 75 feet only in mixed use developments. Netting
23 or fencing and support structures for the netting or fencing used to contain golf balls in the operation of
24 golf courses or golf driving ranges are exempt from the additional interior setback requirement provided
25 that the maximum height shall not exceed 75 feet.

26 11. Applicable only to lots containing less than one acre of lot area. Development on lots
27 containing less than 15,000 square feet of lot area shall be governed by the lot coverage and impervious
28 surface standards of the nearest comparable R-4 through R-8 zone.

12. See Section 21A.22.060 for setback requirements in the mineral zone.

INTRODUCED AND READ for the first time this 17th day of

April, 1995.

PASSED by a vote of 12 to 0 this 19th day of June, 1995

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 29th day of June, 1995

Ray Luke
King County Executive