

March 28, 1996

Introduced By:

Christopher Vance

95-699sr.doc

Proposed No.:

95-699

ORDINANCE NO. **12243**

AN ORDINANCE relating to permitted uses; amending provisions governing public agency or utility offices, utility and police facilities, amusement and recreation services, and aircraft storage hangers; amending Ordinance 10870, Sections 330, 331 and 333; and amending K.C.C. 21A.08.030, 21A.08.040 and 21A.08.060, and adding a new section to K.C.C. 21A.06.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 330 as amended, and K.C.C. 21A.08.030 are each hereby amended to read as follows:

K.C.C. 21A.08.030		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL						
A. RESIDENTIAL LAND USES		A	F	M	R	U	R	N	C	R	O	I			
KEY		Z	O	N	E	A	U	R	E	N	B	C	R	O	I
P-Permitted Use		U	R	E	R	U	R	N	B	C	R	O	I		
C-Conditional Use		R	E	S	A	R	E	E	O	U	E	F			
S-Special Use		I	C	E	R	A	S	I	G	M	I	I			
		C	S	R	L	N	D	H	N	U	N	O			
		U	T	A		V	E	B	E	N	E	N			
		L	T	L		E		O	S	I	S	A			
		T	S					R	S	T	S	L			
		U						H	Y						
		R						O							
		E						D							
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I		
	DWELLING UNITS, TYPES:														
*	Single detached	P2 C13	P2 C13		P2 C13	P C13	P C13	P C13							
*	Townhouse						P 12 C	P	P3	P3	P3	P3			
*	Apartment				C4	C4	P5 C4	P	P3	P3	P3	P3			
*	Mobile home park				S14		C8	P							
	GROUP RESIDENCES:														
*	Community residential facility-I				C	C	C	P	P3	P3	P3	P3			
*	Community residential facility-II							P	P3	P3	P3	P3			
*	Dormitory				C6	C6	C6	P							
*	Senior citizen assisted housing					P4	P4	P	P3	P3	P3	P3			
	ACCESSORY USES:														
*	Residential accessory uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7			
*	Home occupation	P	P		P	P	P	P	P	P	P	P			
*	Home industry	C			C	C	C								
	TEMPORARY LODGING:														
7011	Hotel/Motel (1)									P	P	P			
*	Bed and breakfast guesthouse	P9 C10			P10	P10	P10	P10	P10	P11	P11				
7041	Organization Hotel/Lodging houses											P			

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.3
 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

1 B. Development Conditions.

2 1. Except bed and breakfast guesthouses.

3 2. The use shall be limited as follows:

4 a. Prior to issuance of any residential building permit, the property owner shall
5 sign an affidavit acknowledging the following declaratory statement and shall record it in
6 the deed and mortgage records for the subject property: "The subject property is located in
7 or adjacent to an area designated by King County for forestry, agriculture, and mineral
8 extraction and other compatible uses. Noise, dust, smoke and odors result from the
9 harvesting, planting, fertilization, pest control, and other resource-related activities
10 associated with usual and normal forest, agricultural or mining resource management
11 practices, and, as such, these normal and usual practices, when performed in accordance
12 with county, state and federal law, shall not be subject to legal action as public nuisances";
13 and

14 b. For properties in the F zone, a fire protection plan for the subject property
15 shall be reviewed and approved by the Washington Department of Natural Resources with
16 the concurrence of the fire marshal for each residential use. This plan shall be developed in
17 such a manner as to protect the adjoining forestry uses from a fire which may originate
18 from the residential use. This plan shall provide for setbacks from existing forestry uses
19 and maintenance of approved fire trails or other effective fire line buffers on perimeters
20 with forest land.

21 3. Only as part of a mixed use development subject to the conditions of K.C.C.
22 21A.14.

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

25 5. Only subject to the residential density incentive provisions of K.C.C. 21A.34.

26 6. Only as an accessory to a school, college/university or church.

27 7. a. Accessory dwelling units:

28 (1) Only one accessory dwelling per lot;

29 (2) Only in the same building as the principal residence when the lot is less
30 than 10,000 square feet in area;

1 (3) The primary residence or the accessory dwelling unit shall be owner
2 occupied;

3 (4) The accessory dwelling unit shall not be larger than 50% of the living
4 area of the primary residence;

5 (5) One additional off-street parking space is provided; and

6 (6) The accessory dwelling unit shall be converted to another permitted use
7 or shall be removed if one of the dwelling units ceases to be owner occupied.

8 b. One single or twin engine, noncommercial aircraft shall be permitted only
9 on lots which abut, or have a legal access which is not a county right-of-way, to a
10 waterbody or landing field, provided:

11 (1) No aircraft sales, service, repair, charter or rental; and

12 (2) No storage of aviation fuel except that contained in the tank or tanks of
13 the aircraft (~~and~~

14 ~~(3) Storage hangars shall not exceed 20 feet in height above average finished~~
15 ~~grade or have a gross area exceeding 3,000 square feet)).~~

16 8. Mobile home parks shall not be permitted in the R-1 zones.

17 9. Only as an accessory to the permanent residence of the operator, provided:

18 a. Serving meals to paying guests shall be limited to breakfast; and

19 b. No more than 5 guests per night.

20 10. Only as an accessory to the permanent residence of the operator, provided:

21 a. Serving meals to paying guests shall be limited to breakfast; and

22 b. The number of persons accommodated per night shall not exceed five,
23 except that a structure which satisfies the standards of the Uniform Building Code as
24 adopted by King County for R-1 occupancies may accommodate up to ten persons per
25 night.

26 11. Only when part of a mixed use development, and subject to the conditions of
27 21A.08.030B(10).

28 12. A conditional use permit is not required for townhouse units on lots in a
29 subdivision designed for townhouse units.

1 13. Required prior to approving more than one dwelling on individual lots,
 2 except on lots in subdivisions, short subdivisions, or binding site plans approved for
 3 multiple unit lots, and except as provided for accessory dwelling units in K.C.C.

4 21A.08.030.B.7.

5 14. No new mobile home parks are allowed in a Rural Zone.

6 **SECTION 2.** Ordinance 10870, Section 333 as amended, and K.C.C. 21A.08.060 are
 7 each hereby amended to read as follows:

SIC# SPECIFIC LAND USE		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I(30)
GOVERNMENT SERVICES:													
*	Public agency or utility office				P3 C5	P3 C	P3 C	P3 C	P((4))	P	P	P	P16
*	Public agency or utility yard				P27	P27	P27	P27			P		P
*	Public agency archives										P	P	P
921	Court								P4	P	P		
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P
9224	Fire Facility				C6	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P((7))29 C28	P((7))29 C28	P((7))29 C28	P((7))29 C28	P29 C28	P29 C28	P29 C28	P	P	P	P	P
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
BUSINESS SERVICES:													
((15-17))	* Construction and Trade										P((9))	P2	P
*	Individual Transportation and Taxi								P25	P	P	P10	P
421	Trucking and Courier Service								P11	P12	P13		P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							C14		P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	P15 C			C15	C15							P
*	Log Storage	P15	P		P26								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	P
48	Communication Offices									P	P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental								P17	P	P	P17	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking				P19	P19	P19	P19	P20	P20	P21	P20	P
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
*	Commercial/Industrial Accessory Use			P	P22				P22	P22	P	P	P
*	Helistop					C23	C23	C23	C23	C23	C24	C23	C24

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 Development Standards, see 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

1 B. Development Conditions.

2 1. Except self-service storage.

3 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
4 Educational Research, see general business service/office.

5 3.a. Only as a re-use of a public school facility or a surplus non-residential
6 facility subject to the provisions of K.C.C. 21A.32; or

7 b. Only when accessory to a fire facility and the office is no greater than 1500
8 square feet of floor area.

9 4. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.

10 5. New utility office locations only if there is no commercial/industrial zoning in
11 the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no
12 feasible alternative location is possible.

13 6.a. All buildings and structures shall maintain a minimum distance of 20 feet
14 from property lines adjoining residential zones;

15 b. Any buildings from which fire-fighting equipment emerges onto a street
16 shall maintain a distance of 35 feet from such street;

17 c. No outdoor storage; and

18 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that
19 no feasible alternative location is possible.

20 7. ~~((Limited to utility transmission, distribution, and service lines and associated
21 switching stations, transmission line booster stations, electrical substations, water tanks,
22 natural gas gate stations and limiting stations.))~~ Limited to "storefront" police offices.

23 Such offices shall not have:

24 a. holding cells.

25 b. suspect interview rooms (except in the NB zone), or

26 c. long-term storage of stolen properties.

27 8. Except in commercial/industrial zones or when participating in an approved
28 shared facility drainage plan, such facilities shall be located on the same lot that they are
29 designed to serve except in subdivisions that set aside a separate tract for such facilities. In
30 commercial/industrial zones or shared facilities, such facilities which are not located on the

1 lot they are designed to serve shall be located on a lot with the same or more intensive
2 zoning designation.

3 9. No outdoor storage of materials.

4 10. Limited to office uses.

5 11. Limited to self-service household moving truck or trailer rental accessory to a
6 gasoline service station.

7 12. Limited to self-service household moving truck or trailer rental accessory to a
8 gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

9 13. Limited to SIC Industry No. 4215-Courier Services, except by air.

10 14. Accessory to an apartment development of at least 12 units provided:

11 a. The gross floor area in self service storage shall not exceed the total gross
12 floor area of the apartment dwellings on the site;

13 b. All outdoor lights shall be deflected, shaded and focused away from all
14 adjoining property;

15 c. The use of the facility shall be limited to dead storage of household goods;

16 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or
17 similar equipment;

18 e. No outdoor storage or storage of flammable liquids, highly combustible or
19 explosive materials or hazardous chemicals;

20 f. No residential occupancy of the storage units;

21 g. No business activity other than the rental of storage units; and

22 h. A resident director shall be required on the site and shall be responsible
23 for maintaining the operation of the facility in conformance with the conditions of
24 approval.

25 15. Limited to products produced on-site.

26 16. Only as an accessory use to another permitted use.

27 17. No outdoor storage.

28 18. Reserved.

29 19. Limited to commuter parking facilities for users of transit, carpools or ride-
30 share programs, provided:

1 a. They are located on existing parking lots for churches, schools, or other
2 permitted nonresidential uses which have excess capacity available during commuting
3 hours ; and

4 b. The site is adjacent to a designated arterial that has been improved to a
5 standard acceptable to the department of public works.

6 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

7 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
8 vehicles.

9 22. Storage limited to accessory storage of commodities sold at retail on the
10 premises or materials used in the fabrication of commodities sold on the premises.

11 23. Limited to emergency medical evacuation sites in conjunction with police,
12 fire or health service facility.

13 24. Allowed as accessory to an allowed use.

14 25. Limited to private road ambulance services with no outside storage of
15 vehicles.

16 26. Limited to 2 acres or less.

17 27 a. Utility yards only on sites with utility district offices; or

18 b. Public agency yards are limited to material storage for road maintenance
19 facilities.

20 28. Limited to bulk gas storage tanks which pipe to individual residences but
21 excluding liquified natural gas storage tanks.

22 29. Excluding bulk gas storage tanks.

23 30. For I-zoned sites located outside the Urban Growth Area designated by the
24 King County Comprehensive Plan, uses shall be subject to the provisions for rural
25 industrial uses as set forth in K.C.C. 21A.12.

1 **SECTION 3.** Ordinance 10870, Section 331, as amended, and K.C.C. 21A.08.040
 2 are hereby amended to read as follows:

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
KEY P-Permitted Use C-Conditional Use S-Special Use		Z	O	N	C	U	T	A	L	E	R	E	U	D	O	D	
																	A
PARK/RECREATION:																	
*	Park	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P13
*	Trails	P	P	P	P	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	C4	C4	P5	P	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	C4	C	P	P					
*	Golf facility				C7	P7	P7	P7	P7								
7999 (14)	((Golf driving range)) Amusement and recreation services				P8 C((7))15	P8 C((7))15	P8 C((7))15	P8 C((7))15	P8 C((7))15		P((7))	P((7))					
*	Shooting range		C9		C9									C10			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	P11 C	P	P	P	P	P	P	P	
841	Museum				P11	P11 C	P11 C	P11 C	P11 C	P	P	P	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	P	P	P	P	
*	Conference Center				P11 C12	P11 C	P11 C	P11 C	P11 C	P	P	P	P	P	P	P	

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

- 3 B. Development conditions.
- 4 1. The following conditions and limitations shall apply, where appropriate:
- 5 a. No stadiums on sites less than ten acres;
- 6 b. Lighting for structures and fields shall be directed away from residential
- 7 areas;

1 c. Structures or service yards shall maintain a minimum distance of 50 feet
2 from property lines adjoining residential zones; and

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

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

8 a. The maximum length of stay of any ~~((unit))~~ vehicle shall not exceed 180 days;

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

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

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

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

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

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

23 5. Limited to day moorage.

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

27 7. ~~((Structures, driving ranges and lighted areas))~~ Clubhouses, maintenance buildings
28 and equipment storage areas, and driving range tees shall be ~~((maintain a minimum distance~~
29 of)) at least 50 feet from residential property lines. Lighting for practice greens and driving
30 range ball impact areas shall be directed away from adjoining residential zones. Within the
31 RA zone, such facilities shall be permitted only in the RA-5 and RA-2.5 zones.

1 8. Limited to a golf driving range ((Only)) as an accessory to golf courses.

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

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

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

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

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

13 b. Indoor ranges shall be designed and operated so as to provide a healthful
14 environment for users and operators by:

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

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

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

21 21A.32.

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

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

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

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

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

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

6 14. Excluding amusement and recreational uses classified elsewhere in this
7 chapter.

8 15. Limited to golf driving ranges and subject to the provisions of KCC
9 21A.08.040 B.7.

10 NEW SECTION. SECTION 4. There is added to K.C.C. Chapter 21A.06 a new
11 section to read as follows:

12 Construction and Trades. Construction and Trades: establishments that provide
13 services related to construction of buildings and infrastructure, and other improvements to
14 property. Such establishments include, SIC Major group no.'s 15-17, and SIC Industry
15 group no. 078 (Landscape and Horticultural Services).

16 INTRODUCED AND READ for the first time this 5th day of
17 January, 1996

18 PASSED this 29th day of April, 1996.

19
20 Passed by a vote of 12-2.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gene Hague
Chair

21
22
23 ATTEST:

24 *Gerald A. Peterson*
25 Clerk of the Council

26 APPROVED this 9th day of May, 1996

27 *Jimmy Lacher*
28 King County Executive

29 Attachments: