

April 24, 1996  
sc/cw

Introduced By: Christopher Vance

Proposed No.: 96-156

ORDINANCE NO. **12303**

AN ORDINANCE relating to zoning; amending the development conditions for marinas and sports clubs; amending Ordinance 10870, Section 331, K.C.C. 21A.08.040B.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 11621, Section 35, as amended, and K.C.C. 21A.08.040 are hereby amended to read as follows:

**A. Recreational/Cultural land uses.**

KEY		ZONING												
P-Permitted Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL					
C-Conditional Use		A	F	M	R	UR	UR	UR	NB	CB	RB	O	I	
S-Special Use		G	O	I	U	RE	RE	RE	EU	OU	EU	F	N	
		R	R	N	R	BS	BS	BS	IS	MS	GS	F	D	
		I	E	E	A	AE	AI	AI	GI	MI	II	I	U	
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		U						I	H	Y			A	
		R						A	O				L	
		E						L	O					
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SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	
	<b>PARK/RECREATION:</b>													
*	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									
	<b>AMUSEMENT/ENTERTAINMENT:</b>													
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				P8 C7	P8 C7	P8 C7	P8 C7		P7	P7			
*	Shooting range		C9		C9						C10		P10	
*	Amusement arcades									P	P			
7996	Amusement park										C			
*	Outdoor performance center		S		C12 S						S			
	<b>CULTURAL:</b>													
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	P	
*	Conference Center				P11 C12	P11 C	P11 C	P11 C	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

## 1 B. Development Conditions.

2 1. The following conditions and limitations shall apply, where appropriate:

3 a. No stadiums on sites less than ten acres;

4 b. Lighting for structures and fields shall be directed away from residential areas;

5 c. Structures or service yards shall maintain a minimum distance of 50 feet from  
6 property lines adjoining residential zones; and7 d. Facilities in the F, A, or M zones, or in a designated Rural Farm or Forest  
8 District, shall be limited to trails and trailheads, including related accessory uses such as  
9 parking and sanitary facilities.

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

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

12 b. The minimum distance between recreational vehicle pads shall be no less than  
13 ten feet; and14 c. Sewage shall be disposed in a system approved by the Seattle-King County  
15 health department.16 3. Limited to day moorage. The marina shall not create a need for off-site public  
17 services beyond those already available prior to date of application.18 4. Not permitted in the RA-20 zone, or in the RA-10 zone when located in a  
19 designated Rural Farm District. Limited to recreation facilities subject to the following  
20 conditions and limitations:21 a. The bulk and scale shall be compatible with residential or rural character of the  
22 area; ~~((and))~~23 b. For sports clubs, the gross floor area shall not exceed 10,000 square feet unless  
24 the building is on the same site or adjacent to a site where a public facility is located or  
25 unless the building is a non-profit facility located in the urban area; and26 c. Use is limited to residents of a specified residential development or to sports  
27 clubs providing ((neighborhood-based)) supervised ((after-school/non-profit)) instructional  
28 or athletic programs ((for children)).

29 5. Limited to day moorage.

30 6. Adult use facilities shall be prohibited within 660 feet of any residential zones,  
31 any other adult use facility, or school licensed daycare centers, public parks, community  
32 centers, public libraries or churches which conduct religious or educational classes for  
33 minors.34 7. Structures, driving ranges and lighted areas shall maintain a minimum distance of  
35 50 feet from property lines adjoining residential zones. Within the RA zone, such facilities  
36 shall be permitted only in the RA-5 and RA-2.5 zones.

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8. Only as an accessory to golf courses.

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

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

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

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

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

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

(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 publically 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.

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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 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.

INTRODUCED AND READ for the first time this 20<sup>th</sup> day of May, 1996

PASSED this 28<sup>th</sup> day of May, 1996.

Passed by a vote of 10-0.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Jane Hague  
Chair

ATTEST:

Gerald A. Peterson  
Clerk of the Council

APPROVED this 4<sup>th</sup> day of June, 1996

Ray Labe  
King County Executive

Attachments: None