

1 General Services land uses. B. Development Conditions.

2 1. Except SIC Industry No. 7534-Tire Retreading, see
3 manufacturing permitted use table.

4 2. Except SIC Industry Group Nos.:

5 a. 835-Day Care Services, and

6 b. 836-Residential Care, which is otherwise provided
7 for on the residential permitted land use table.

8 3. Limited to SIC Industry Group and Industry Nos.:

9 a. 723-Beauty Shops;

10 b. 724-Barber Shops;

11 c. 725-Shoe Repair Shops and Shoeshine Parlors;

12 d. 7212-Garment Pressing and Agents for Laundries and
13 Drycleaners;

14 e. 7217-Carpet and Upholstery Cleaning.

15 4. Only as an accessory to a cemetery.

16 5. Structures shall maintain a minimum distance of 100
17 feet from property lines adjoining residential zones.

18 6. Only as an accessory to residential use, provided:

19 a. Outdoor play areas shall be completely enclosed by
20 a solid wall or fence, with no openings except for gates, and
21 have a minimum height of six feet; and

1 have a minimum height of six feet;

2 b. Outdoor play equipment shall maintain a minimum
3 distance of 20 feet from property lines adjoining residential
4 zones;

5 c. Direct access to a developed arterial street shall
6 be required in any residential zone; and

7 d. Hours of operation may be restricted to assure
8 compatibility with surrounding development.

9 9. As a home occupation only, provided that the square
10 footage limitations in K.C.C. 21A.30 for home occupations
11 applies only to the office space for the clinic, and provided
12 further that:

13 a. Boarding or overnight stay of animals is allowed
14 only on sites of 5 acres or more;

15 b. No burning of refuse or dead animals is allowed;

16 c. The portion of the building or structure in which
17 animals are kept or treated shall be soundproofed. All run
18 areas, excluding confinement areas for livestock, shall be
19 surrounded by an eight-foot solid wall and surfaced with
20 concrete or other impervious material; and

21 d. The provisions of 21A.30 relative to animal

1 repair work or service shall only be performed in an enclosed
2 building, and no outdoor storage of materials. SIC Industry No.
3 7532 - Top, Body, and Upholstery Repair Shops and Paint Shops
4 is not allowed.

5 12. Only as a re-use of a public school facility
6 subject to the provisions of K.C.C. 21A.32.

7 13. Only as a re-use of a surplus non-residential
8 facility subject to K.C.C. 21A.32.

9 14. Covered riding arenas are subject to the provisions
10 of 21A.30.030 and shall not exceed 20,000 square feet provided
11 that; stabling areas, whether attached or detached, shall not
12 be counted in this calculation.

13 15. Limited to projects which do not require or result
14 in an expansion of sewer service outside the Urban Growth Area,
15 unless a finding is made that no cost effective alternative
16 technologies are feasible, in which case a tightline sewer
17 sized only to meet the needs of the school and serving only the
18 school may be used. Under no circumstances shall other uses or
19 structures in the rural area be connected to and served by the
20 school's tightline sewer.

21 16a. For middle/junior high schools and secondary or

1 facilities, is permitted but shall not require or result in an
2 expansion of sewer service outside the Urban Growth Area,
3 unless a finding is made that no cost effective alternative
4 technologies are feasible, in which case a tightline sewer
5 sized only to meet the needs of the school may be used.

6 17. All instruction must be within an enclosed
7 structure.

8 18. Limited to resource management education programs.

9 19. Only as an accessory to residential use, provided:

10 a. Students are limited to twelve per one hour
11 session,

12 b. All instruction must be within an enclosed
13 structure, and

14 c. Structures used for the school shall maintain a
15 distance of 25 feet from property lines adjoining residential
16 zones.

17 20. Subject to the following:

18 a. Structures used for the school and accessory uses
19 shall maintain a minimum distance of 25 feet from property
20 lines adjoining residential zones; and

21 b. On lots over 2.5 acres:

1 processing facilities.

2 22. Limited to drop box facilities accessory to a
3 public or community use such as a school, fire station or
4 community center.

5 23. With the exception of drop box facilities for the
6 collection and temporary storage of recyclable materials, all
7 processing and storage of material shall be within enclosed
8 buildings. Yard waste processing is not permitted.

9 24. Only when adjacent to an existing or proposed
10 school.

11 25. Limited to columbariums accessory to a church
12 provided that required landscaping and parking are not reduced.

13 26. Not permitted in R-1 and limited to a maximum of
14 5,000 square feet per establishment and subject to the
15 additional requirements in K.C.C. 21A.12 .230.

16 27a. New high schools shall be permitted in urban
17 residential and urban reserve zones subject to the review
18 process set forth in Section 21A.42.140.

19 b. Renovation, expansion, modernization, or
20 reconstruction of a school, or the addition of relocatable
21 facilities, is permitted.

12588

1 28. Limited to projects which do not require or result
2 in an expansion of sewer service outside the Urban Growth Area.

3 In addition, such use shall not be permitted in the RA-20
4 zone.

5 INTRODUCED AND READ for the first time this 16th day
6 of September, 1996.

7 PASSED by a vote of 13 to 0 this 6th day of
8 January, 1997.

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

11
12
13 Chair Jane Hague

14 ATTEST:

15
16 Gerald A. Peterson
17 Clerk of the Council

18 APPROVED this 16th day of January, 1997.

19
20
21 [Signature]
22 Deputy King County Executive

23 Attachments:

24 None