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August 29, 1996

Introduced by: CHRISTOPHER VANCE

PK:sm:clerk.ord

Proposed No. : 96-699

ORDINANCE NO. **12596**

AN ORDINANCE relating to zoning; clarifying and making consistent the use of the term "residential zones" and making technical amendments to permitted use tables for consistency; Amending Ordinance 10870, Section 22, and K.C.C. 21A.04.010; Ordinance 10870, Section 29, and K.C.C. 21A.04.080; Ordinance 10870, Sections 330 through 337, and K.C.C. 21A.08.030 through 21A.08.100; Ordinance 10870, Section 360, and K.C.C. 21A.12.230, all as amended.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 22, as amended and K.C.C. 21A.04.010 are each hereby amended to read as follows:

Zones and map designations established. In order to accomplish the purposes of this title the following zoning designations and zoning map symbols are established:

<u>ZONING DESIGNATIONS</u>	<u>MAP SYMBOL</u>
Agricultural	A (10, 35 or 60 acre minimum lot size)
Forest	F
Mineral	M
Rural Area	RA (2.5-acre, 5-acre, 10-acre or 20 acre minimum lot size)
Urban Reserve	UR
<u>Urban Residential</u>	R (base density in dwellings per acre)
Neighborhood Business	NB
Community Business	CB
Regional Business	RB
Office	O
Industrial	I
Regional Use	Case file number following zone's map symbol
Property-specific development standards	

- 1 -P(suffix to zone's map symbol)
- 2
- 3 Special District Overlay
- 4 -SO(suffix to zone's map symbol)
- 5
- 6 Potential Zone [- -] (dashed box surrounding
- 7 [- -] zone's map symbol)
- 8 Interim Zone * (asterisk adjacent to zone's map
- 9 symbol)

10 SECTION 2. Ordinance 10870, Section 29, as amended and

11 K.C.C. 21A.04.080 are each hereby amended to read as follows:

12 Urban Residential zone. A. The purpose of the urban

13 residential zone (R) is to implement Comprehensive Plan goals

14 and policies for housing quality, diversity and affordability,

15 and to efficiently use urban residential land, public services

16 and energy. These purposes are accomplished by:

17 1. Providing, in the R-1 through R-8 zones, for a mix of

18 predominantly single detached dwelling units and other

19 development types, with a variety of densities and sizes in

20 locations appropriate for urban densities;

21 2. Providing, in the R-12 through R-48 zones, for a mix

22 of predominantly apartment and townhouse dwelling units and

23 other development types, with a variety of densities and sizes

24 in locations appropriate for urban densities;

25 3. Allowing only those accessory and complementary

26 nonresidential uses that are compatible with urban residential

27 communities; and

28 4. Establishing density designations to facilitate

29 advanced area-wide planning for public facilities and services,

30 and to protect environmentally sensitive sites from overdevelop-

31 ment.

32 B. Use of this zone is appropriate in urban areas,

33 activity centers, or rural towns designated by the Comprehensive

34 Plan or community plans as follows:

35 1. The R-1 zone on or adjacent to lands with area-wide

36 environmental constraints where development is required to

37

1 cluster away from sensitive areas, or in well-established
2 subdivisions of the same density, which are served at the time
3 of development by public or private facilities and services
4 adequate to support planned densities;

5 2. The R-4 through R-8 zones on urban lands that are
6 predominantly environmentally unconstrained and are served at
7 the time of development, by adequate public sewers, water
8 supply, roads and other needed public facilities and services;
9 and

10 3. The R-12 through R-48 zones in urban areas, urban or
11 community activity centers, urban neighborhood centers, or rural
12 towns, that are served at the time of development by adequate
13 public sewers, water supply, roads and other needed public
14 facilities and services.

SECTION 3. Ordinance 10870, Section 330, as amended and K.C.C. 21A.08.030 are each hereby amended to read as follows:

21A.08.030 A. Residential land uses.

KEY		RESOURCE			((RURAL--)) RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
F-Permitted Use	C-Conditional Use	A	F	M	R	UR	UR	NB	CB	RB	OI	I
S-Special Use		O	O	I	U	UR	UR	EU	OU	EU	FI	N
		R	R	N	R	RE	RE	IS	MS	OS	FD	D
		I	E	E	A	AE	AI	OI	MI	II	IU	S
		C	S	R	L	NR	ND	HN	UN	ON	CS	I
		U	T	A		Y	S	BS	NB	NS	BI	R
		L	L			E	N	OS	IS	AS	IR	I
		T					T	RS	TS	LS	IA	A
		U					I	H	Y		AL	L
		R					A	O				
		E					L	O				
								D				
SIC/	SPECIFIC LAND USE	A	F	M	RA	UR	R1-4	R12-44	NB	CB	RB	OI
	DWELLING UNITS, TYPES:											
*	Single detached	P C13	P2 C13		P 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	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.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										

Residential land uses. B. Development Conditions.

1. Except bed and breakfast guesthouses.
2. For properties in the F zone, a fire protection plan for the subject property shall be reviewed and approved by the Washington Department of Natural Resources with the concurrence of the fire marshal for each residential use. This plan shall be developed in such a manner as to protect the adjoining

1 forestry uses from a fire which may originate from the
2 residential use. This plan shall provide for setbacks from
3 existing forestry uses and maintenance of approved fire trails
4 or other effective fire line buffers on perimeters with forest
5 land.

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

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

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

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

15 7. a. Accessory dwelling units:

16 (1) Only one accessory dwelling per lot;

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

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

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

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

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

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

32 (1) No aircraft sales, service, repair, charter or
33 rental;

1 (2) No storage of aviation fuel except that
2 contained in the tank or tanks of the aircraft.

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

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

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

9 b. No more than 5 guests per night.

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

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

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

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

20 12. A conditional use permit is not required for
21 townhouse units on lots in a subdivision designed for townhouse
22 units.

23 13. Required prior to approving more than one dwelling
24 on individual lots, except on lots in subdivisions, short
25 subdivisions, or binding site plans approved for multiple unit
26 lots, and except as provided for accessory dwelling units in
27 K.C.C. 21A.08.030.B.7.

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

SECTION 4. Ordinance 10870, Section 331, as amended and K.C.C. 21A.08.040 are each hereby amended to read as follows:

21A.08.040 A. Recreational/Cultural land uses.

KEY														
F-Permitted Use		RESOURCE			(RURAL-)	RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
C-Conditional Use		A	F	M	RA	UR	R1-4	R12-42	NB	CB	RB	O	I	
E-Special Use														
		Z	O	O	I	U	U	U	N	C	R	R	O	
		R	R	N	R	B	B	I	M	S	O	S	F	
		I	E	E	A	A	A	O	I	M	I	I	I	
		C	S	R	L	N	R	N	D	H	N	U	N	
		U	T	A					B	B	N	N	E	
		L		L					N	O	S	I	S	
		T							E	R	S	T	S	
		U							I	H	Y			
		R							A	O			A	
		E							L	O			L	

SIC/	SPECIFIC LAND USE	A	F	M	RA	UR	R1-4	R12-42	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										C8		
782	Plays/Theatrical production									P6	P6		P
783	Dowling center									P	P		P
*	Sports club				C4	C4	C4	C4	C	P	P		
*	Golf facility				C7	P7	P7	P7					
7889 (14)	Amusement and recreation services				P8C15	P8C15	P8C15	P8C15		P	P		
*	Shooting range		C9		C9						C10		P10
*	Amusement arcades									P	P		
7886	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	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 the specific Land Use, see K.C.C. 21A.08

Recreation/Cultural land uses. 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
2 designated Rural Farm or Forest District, shall be limited to
3 trails and trailheads, including related accessory uses such as
4 parking and sanitary facilities.

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

7 a. The maximum length of stay of any vehicle shall not
8 exceed 180 days;

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

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

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

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

20 a. The bulk and scale shall be compatible with
21 residential or rural character of the area;

22 b. For sports clubs, the gross floor area shall not
23 exceed 10,000 square feet unless the building is on the same
24 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
26 urban area; and

27 c. Use is limited to residents of a specified
28 residential development or to sports clubs providing supervised
29 instructional or athletic programs.

30 5. Limited to day moorage.

31 6. Adult use facilities shall be prohibited within 660
32 feet of any residential zones, any other adult use facility, or
33 school licensed daycare centers, public parks, community

1 centers, public libraries or churches which conduct religious
2 or educational classes for minors.

3 7. Clubhouses, maintenance buildings and equipment
4 storage areas, and driving range tees shall be at least 50 feet
5 from residential property lines. Lighting for practice greens
6 and driving range ball impact areas shall be directed away from
7 adjoining residential zones. Within the RA zone, such
8 facilities shall be permitted only in the RA-5 and RA-2.5 zones.

9 8. Limited to a golf driving range as an accessory to
10 golf courses.

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

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

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

23 d. Subject to the licensing provisions of K.C.C. Title
24 6.

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

27 b. Indoor ranges shall be designed and operated so as
28 to provide a healthful environment for user's and operators by:

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

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

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

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

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

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

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

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

18 d. All buildings or structures or service yards on the
19 site shall maintain a distance not less than fifty feet from any
20 property line and from any public street.

21 14. Excluding amusement and recreational uses classified
22 elsewhere in this chapter.

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

SECTION 5. Ordinance 10870, Section 332, as amended and K.C.C. 21A.08.050 are each hereby amended to read as follows:

21A.08.050 A. General Services land uses.

KEY		RESOURCE				((RURAL -)) RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
F-Permitted Use C-Conditional Use S-Special Use		A	F	M	RA	UR	R1-4	R12-48	NB	CB	RB	O	I	
		Z	O	N	C	E								
		A	F	M	RA	UR	R1-4	R12-48	NB	CB	RB	O	I	
PERSONAL SERVICES:														
72	General Personal Service						C 26	C 26	P	P	P	P3	P3	
7216	Drycleaning plants												P	
7218	Industrial Launderers												P	
7261	Funeral Home/Crematory					C4	C4	C4		P	P			
*	Cemetery, Columbarium or Mausoleum				P25 C5	P25 C5	P25 C5	P25 C5	P25	P25	P25 C5	P25		
*	Day care I	P6			P6	P6	P6	P	P	P	P	P7	P7	
*	Day care II				P6 C	P6 C	P6 C	P6 C	P	P	P	P7	P7	
074	Veterinary Clinic	P9			P9 C10	P9 C10			P10	P10	P10		P	
753	Automotive repair (1)									P	P		P	
754	Automotive service								P11	P	P		P	
76	Miscellaneous repair									P	P		P	
866	Churches, synagogue, temple				P12 C28	P12 C	P12 C	P12 C	P	P	P		P	
83	Social Services (2)				P12 C13	P12 C13	P12 C13	P12 C13	P13	P	P		P	
*	Stable	P14 C			P14 C	P14 C	P 14 C							
*	Kennel or Cattery				C	C				C	P			
*	Interim Recycling Facility	P21	P21	P21	P22		P22	P22	P23	P23	P		P	
HEALTH SERVICES:														
B01-04	Office/Outpatient Clinic				P12 C13	P12 C13	P12 C13	P12 C13	P	P	P	P	P	
B05	Nursing and personal care facilities							C		P	P			
B06	Hospital						C13	C13		P	P		C	
B07	Medical/Dental Lab									P	P	P	P	
B08-09	Miscellaneous Health									P	P		P	
EDUCATION SERVICES:														
-	Elementary School				P16 1b	P	P	P						
	Middle/Junior High School				P16 C15	P	P	P						
*	Secondary or High School				P16 C15	P27	P27	P27		C	C			
*	Vocational School				P13 C	P13 C	P13 C	P13 C			P	P17	P	
*	Specialized Instruction School		P18		P18 C20	P18 C20	P18 C20	P18 C20	P	P	P	P17	P	
*	School District Support Facility				C 24	P 24 C	P 24 C	P 24 C	C	P	P	P	P	
((A))	((Interim-Recycling-Facility))	((P-24))	((P24))	((P24))	((P-22))		((P-22))	((P-22))	((P-28))	((P-28))	((P))		((P))	

GENERAL CROSS REFERENCE: 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

- General Services land uses. B. Development Conditions.
1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.
 2. Except SIC Industry Group Nos.:
 - a. 835-Day Care Services, and
 - b. 836-Residential Care, which is otherwise provided for on the residential permitted land use table.
 3. Limited to SIC Industry Group and Industry Nos.:
 - a. 723-Beauty Shops;

- 1 b. 724-Barber Shops;
- 2 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 3 d. 7212-Garment Pressing and Agents for Laundries and
- 4 Drycleaners;
- 5 e. 7217-Carpet and Upholstery Cleaning.
- 6 4. Only as an accessory to a cemetery.
- 7 5. Structures shall maintain a minimum distance of 100
- 8 feet from property lines adjoining residential zones.
- 9 6. Only as an accessory to residential use, provided:
- 10 a. Outdoor play areas shall be completely enclosed by
- 11 a solid wall or fence, with no openings except for gates, and
- 12 have a minimum height of six feet; and
- 13 b. Outdoor play equipment shall maintain a minimum
- 14 distance of 20 feet from property lines adjoining residential
- 15 zones.
- 16 7. Permitted as an accessory use, see
- 17 commercial/industrial accessory, K.C.C. 21A.08.060A.
- 18 8. Only as a re-use of a public school facility subject
- 19 to the provisions of K.C.C. 21A.32, or an accessory use to a
- 20 school, church, public park, sport club or public housing
- 21 administered by a public agency, provided:
- 22 a. Outdoor play areas shall be completely enclosed by
- 23 a solid wall or fence, with no openings except for gates and
- 24 have a minimum height of six feet;
- 25 b. Outdoor play equipment shall maintain a minimum
- 26 distance of 20 feet from property lines adjoining residential
- 27 zones;
- 28 c. Direct access to a developed arterial street shall
- 29 be required in any residential zone; and
- 30 d. Hours of operation may be restricted to assure
- 31 compatibility with surrounding development.
- 32 9. As a home occupation only, provided that the square
- 33 footage limitations in K.C.C. 21A.30 for home occupations

1 applies only to the office space for the clinic, and provided
2 further that:

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

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

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

11 d. The provisions of 21A.30 relative to animal keeping
12 are met.

13 10.a. No burning of refuse or dead animals is allowed;

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

19 c. The provisions of 21A.30 relative to animal keeping
20 are met.

21 11. Only as an accessory to a gasoline service station,
22 see retail and wholesale permitted use table.

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

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

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

31 15. Limited to projects which do not require or result
32 in an expansion of sewer service outside the Urban Growth Area,
33 unless a finding is made that no cost effective alternative

1 technologies are feasible, in which case a tightline sewer sized
2 only to meet the needs of the school and serving only the school
3 may be used. Under no circumstances shall other uses or
4 structures in the rural area be connected to and served by the
5 school's tightline sewer.

6 16a. For middle/junior high schools and secondary or
7 high schools, only as a re-use of a public school facility
8 subject to the provisions of K.C.C. 21A.32. An expansion of
9 such school facility shall be subject to approval of a
10 conditional use permit and the expansion shall not require or
11 result in an extension of sewer service outside the Urban Growth
12 Area, unless a finding is made that no cost effective
13 alternative technologies are feasible, in which case a tightline
14 sewer sized only to meet the needs of the school may be used.

15 b. Renovation, expansion, modernization, or
16 reconstruction of a school, or the addition of relocatable
17 facilities, is permitted but shall not require or result in an
18 expansion of sewer service outside the Urban Growth Area, unless
19 a finding is made that no cost effective alternative
20 technologies are feasible, in which case a tightline sewer sized
21 only to meet the needs of the school may be used.

22 17. All instruction must be within an enclosed
23 structure.

24 18. Limited to resource management education programs.

25 19: Only as an accessory to residential use, provided:

26 a. Students are limited to twelve per one hour
27 session,

28 b. All instruction must be within an enclosed
29 structure, and

30 c. Structures used for the school shall maintain a
31 distance of 25 feet from property lines adjoining residential
32 zones.

33 20. Subject to the following:

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

4 b. On lots over 2.5 acres:

5 (1) Retail sales of items related to the
6 instructional courses is permitted, provided total floor area
7 for retail sales is limited to 2,000 square feet;

8 (2) Sales of food prepared in the instructional
9 courses is permitted, provided total floor area for food sales
10 is limited to 1,000 square feet and is located in the same
11 structure as the school.

12 (3) Other incidental student-supporting uses are
13 allowed, provided such uses are found to be both compatible with
14 and incidental to the principal use.

15 21. Limited to source-separated yard or organic waste
16 processing facilities.

17 22. Limited to drop box facilities accessory to a public
18 or community use such as a school, fire station or community
19 center.

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

24 24. Only when adjacent to an existing or proposed
25 school.

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

28 26. Not permitted in R-1 and limited to a maximum of
29 5,000 square feet per establishment and subject to the
30 additional requirements in K.C.C. 21A.12 .230.

31 27a. New high schools shall be permitted in urban
32 residential and urban reserve zones subject to the review
33 process set forth in Section 21A.42.140.

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

28. Limited to projects which do not require or result in an expansion of sewer service outside the Urban Growth Area. In addition, such use shall not be permitted in the RA-20 zone.

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

21A.08.060 A. Government/Business Services land uses.

KEY		ZONING											
P-Permitted Use		RESOURCE				RESIDENTIAL				COMMERCIAL/INDUSTRIAL			
C-Conditional Use		A	F	M	RA	UR	R1-4	R12-44	NB	CB	RB	O	I
S-Special Use													
GOVERNMENT SERVICES:													
*	Public agency or utility office				P3 C6	P3 C	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27	P27	P27				P	P
*	Public agency archives											P	P
921	Court									P4		P	P
9221	Police Facility				F7	F7	F7	F7	F7	P	P	P	P
9224	Fire Facility				C6	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29	P29	P29	P29 C28	P29 C28	P29 C28	P29 C28	P	P	P	P	P
		C28	C28	C28									
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
BUSINESS SERVICES:													
*	Construction and Trade											P	P9
*	Individual Transportation and Taxi									P25		P	P10
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (I) 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
472	Passenger Transportation Service									P	P	P	P
48	Communication Offices											P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service									P	P	P	P16
*	Professional Office									P	P	P	P18
7312	Outdoor Advertising Service											P	P17
736	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental and Leasing											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
*	Heavy Equipment and Truck Repair												P
ACCESSORY USES:													
*	Commercial/Industrial Accessory Uses			F	F22				P22	P22	P	P	P
*	Hollstop					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.08													

- 1 Government/Business Service land uses. B. Development
2 Conditions.
- 3 1. Except self-service storage.
- 4 2. Except SIC Industry No. 8732-Commercial Economic,
5 Sociological, and Educational Research, see general business
6 service/office.
- 7 3.a. Only as a re-use of a public school facility or a
8 surplus non-residential facility subject to the provisions of
9 K.C.C. 21A.32; or
- 10 b. Only when accessory to a fire facility and the
11 office is no greater than 1500 square feet of floor area.
- 12 4. Only as a re-use of a surplus non-residential
13 facility subject to K.C.C. 21A.32.
- 14 5. New utility office locations only if there is no
15 commercial/industrial zoning in the utility district, and not in
16 the RA-10 or RA-20 zones unless it is demonstrated that no
17 feasible alternative location is possible.
- 18 6.a. All buildings and structures shall maintain a
19 minimum distance of 20 feet from property lines adjoining
20 residential zones;
- 21 b. Any buildings from which fire-fighting equipment
22 emerges onto a street shall maintain a distance of 35 feet from
23 such street;
- 24 c. No outdoor storage; and
- 25 d. Excluded from the RA-10 and RA-20 zones unless it
26 is demonstrated that no feasible alternative location is
27 possible.
- 28 7. Limited to "storefront" police offices. Such offices
29 shall not have:
- 30 a. holding cells,
- 31 b. suspect interview rooms (except in the NB zone), or
32 c. long-term storage of stolen properties.
- 33 8. Except in commercial/industrial zones or when

1 participating in an approved shared facility drainage plan, such
2 facilities shall be located on the same lot that they are
3 designed to serve except in subdivisions that set aside a
4 separate tract for such facilities. In commercial/industrial
5 zones or shared facilities, such facilities which are not
6 located on the lot they are designed to serve shall be located
7 on a lot with the same or more intensive zoning designation.

8 9. No outdoor storage of materials.

9 10. Limited to office uses.

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

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

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

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

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

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

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

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

28 e. No outdoor storage or storage of flammable liquids,
29 highly combustible or explosive materials or hazardous
30 chemicals;

31 f. No residential occupancy of the storage units;

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

1 h. A resident director shall be required on the site
2 and shall be responsible for maintaining the operation of the
3 facility in conformance with the conditions of approval.

4 15. Limited to products produced on-site.

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

6 17. No outdoor storage.

7 18. Only as an accessory use to a public agency or
8 utility yard, or to a transfer station.

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

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

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

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

19 21. No dismantling or salvage of damaged, abandoned or
20 otherwise impounded vehicles.

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

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

26 24. Allowed as accessory to an allowed use.

27 25. Limited to private road ambulance services with no
28 outside storage of vehicles.

29 26. Limited to 2 acres or less.

30 27a. Utility yards only on sites with utility district
31 offices; or

32 b. Public agency yards are limited to material storage
33 for road maintenance facilities.

1 28. Limited to bulk gas storage tanks which pipe to
2 individual residences but excluding liquified natural gas
3 storage tanks.

4 29. Excluding bulk gas storage tanks.

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

9 31. Vactor waste treatment, storage and disposal shall be
10 limited to liquid materials. Materials shall be disposed of
11 directly into a sewer system, or shall be stored in tanks (or
12 other covered structures), as well as enclosed buildings.

1 SECTION 7. Ordinance 10870, Section 334, and K.C.C.

2 21A.08.070 are each hereby amended to read as follows:

3 21A.08.070 A. Retail((Wholesale)) land uses.

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KEY		RESOURCE				(RURAL-1)				RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
F-Permitted Use		A	F	M	R	UR	UR	UR	UR	NB	CB	RB	O	I				
C-Conditional Use																		
S-Special Use																		
SIC/	SPECIFIC LAND USE	A	F	M	RA	UR	R1-2	R12-48	NB	CB	RB	O	I					
*	Building, Hardware and Garden Materials				C1	C1			P2	P	P							
*	Forest Products Sales	P 3, 4	P4		P 3, 4													
*	Department and Variety Stores						C 15	C 15	P6	P	P							
54	Food Stores				C14		C 16	C 16	P	P	P							P6
*	Agricultural Product Sales	P3 C7	P4		P3 C7	P3	P3											
*	Motor Vehicle and Boat Dealers															P6		P
553	Auto Supply Stores										P9	P9						P
554	Gasoline Service Stations									P	P	P						P
56	Apparel and Accessory Stores										P	P						
*	Furniture and Home Furnishings Stores										P	P						
58	Eating and Drinking Places				C14		C 17	C 17	P10	P	P	P	P	P				
*	Drug Stores						C 16	C 16	P	P	P	P	C					
592	Liquor Stores										P	P						
593	Used Goods, Antiques/Secondhand Shops										P	P						
*	Sporting Goods and related Stores										P	P						
*	Book, Stationary, Video & Art Supply Stores						C 16, 11	C 16, 11	P11	P11	P11							
*	Jewelry Stores										P	P						
*	Monuments, Tombstones, and Gravestones											P						
*	Hobby, Toy, Game Shops									P	P	P						
*	Photographic and Electronic Shops									P	P	P						
*	Fabric Shops										P	P						
598	Fuel Dealers										C12	P	P	P				
*	Flower Shops						C 16	C 16	P	P	P	P						
*	Personal Medical Supply Stores										P	P						
*	Pet Shops									P	P	P						
*	Bulk Retail										P	P						
*	Auction Houses												P13					P
*	Livestock Sales	P18	P18		P18	P18	P18, 19											P

22 GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 23 Development Standards, see K.C.C. 21A.12 through 21A.30
 24 General Provisions, see K.C.C. 21A.32 through 21A.38
 25 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
 26 (*)Definition of this specific Land Use, see K.C.C. 21A.06

27 Retail((Wholesale)) land uses. B. Development Conditions

- 28 1. Only Feed Stores and Garden Supply Stores.
- 29 2. Only Hardware and Garden Materials stores shall be permitted.
- 30 3.a. Except for hay sales, limited to products produced on-site; and
- 31 b. Covered sales areas shall not exceed a total area

1 of 500 square feet.

2 4. No permanent structures or signs.

3 5. Limited to SIC Industry No. 5331, Variety Stores, and
4 further limited to a maximum of 2,000 square feet of gross floor
5 area.

6 6. Limited to a maximum of 2,000 square feet of gross
7 floor area.

8 7.a. The floor area devoted to retail sales shall not
9 exceed 2,500 square feet;

10 b. No more than 40 percent of the average annual gross
11 sales of agricultural products sold through the store over a
12 five-year period shall be derived from products not grown or
13 produced in King County. At the time of the initial
14 application, the applicant shall submit a reasonable projection
15 of the source of product sales;

16 c. Sales shall be limited to agricultural produce and
17 plants;

18 d. Storage areas for produce may be included in a farm
19 store structure or in any accessory building;

20 e. Hours of operation shall be limited to 7:00 a.m. to
21 9:00 p.m. during the months of May through September and 7:00
22 a.m. to 7:00 p.m. during the months of October through April;
23 Outside lighting is permitted, provided no off-site glare is
24 allowed; and

25 f. Noncontiguous lands within King County may be
26 assembled by an individual farmer or group of farmers for the
27 purposes of establishing a source of local products to be sold
28 in a farm store on one of the properties.

29 8. Excluding retail sale of trucks exceeding one ton
30 capacity.

31 9. Only the sale of new or reconditioned automobile
32 supplies is permitted.

33 10. Excluding SIC Industry No. 5813-Drinking Places.

1 11. Adult use facilities shall be prohibited within 660
2 feet of any residential zones, any other adult use facility,
3 school, licensed daycare centers, public parks, community
4 centers, public libraries, or churches which conduct religious
5 or educational classes for minors.

6 12. No outside storage of fuel trucks and equipment.

7 13. Excluding vehicle and livestock auctions.

8 14. Only as accessory to a winery or brewery.

9 15. Not in R-1 and limited to SIC Industry No. 5331
10 Variety Stores, limited to a maximum of 5,000 square feet of
11 gross floor area, and subject to the requirements in K.C.C.
12 21A.12 330.

13 16. Not permitted in R-1 and limited to a maximum of
14 5,000 square feet of gross floor area and subject to the
15 requirements in 21A.12.230.

16 17. Not permitted in R-1 and excluding SIC Industry No.
17 5813-Drinking Places, and limited to a maximum of 5,000 square
18 feet of gross floor area and subject to the requirements in
19 K.C.C. 21A.12.230.

20 18. Retail sales of livestock is permitted only as
21 accessory to raising livestock.

22 19. Limited to the R-1 zone.

SECTION 8. Ordinance 10870, Section 335, as amended and K.C.C. 21A.08.080 are each hereby amended to read as follows:

21A.08.080 A. Manufacturing land uses.

KEY		RESOURCE				((RURAL))- RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
F-Permitted Use C-Conditional Use S-Special Use		A	F	M	R	UR	UR	UR	NB	CB	RB	O	I
ZONING		O	O	I	U	R	B	B	E	O	E	F	N
		R	R	N	R	B	B	B	I	M	O	S	F
		I	E	B	A	A	E	A	O	I	M	I	I
		C	S	R	L	N	R	N	H	N	U	N	O
		U	T	A	L	N	R	D	B	E	N	E	H
		L	L	L	L	V	E	E	B	E	N	E	H
		T				H	N	O	S	I	S	A	S
		U					T	R	S	T	S	L	S
		R					I	H	Y				
		E					A	O	O				L
							L	D					
SIC/	SPECIFIC LAND USE	A	F	M	RA	UR	R1-3	R12-43	NB	CB	RB	O	I (11)
20	Food and Kindred Products	P1	P1			P1						C	P2 C
2082/ 2084	Winery/Brewery	P1				P3						C	P
22	Textile Mill Products												C
23	Apparel and other Textile Products											C	P
24	Wood Products, except furniture	P4	P4	CS		P4						CS	P
25	Furniture and Fixtures											C	P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7C	P
28	Chemicals and Allied Products												C
2911	Petroleum Refining and related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods											C	P
32	Stone, Clay, Glass and Concrete Products									P8	P8		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment											C	C P
36	Electronic and other Electric Equipment											C	P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments											C	C P
39	Miscellaneous Light Manufacturing											C	P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10 C
7534	Tire Retreading											C	P
781-82	Movie Production/Distribution											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.08

Manufacturing land uses. B. Development Conditions.

1. Limited to agricultural products produced on-site, provided structures and areas used for processing shall maintain a minimum distance of 75 feet from property lines adjoining residential zones.

2. Except slaughterhouses.

3. Only as a home industry, subject to K.C.C. 21A.30.

4. Limited to rough milling and planing of products grown on-site with portable equipment.

- 1 5. Limited to SIC Industry Group No. 242-Sawmills.
- 2 6. Limited to uses found in SIC Industry No. 2434-Wood
- 3 Kitchen Cabinets and No. 2431-Millwork (excluding planing
- 4 mills).
- 5 7. Limited to photocopying and printing services offered
- 6 to the general public.
- 7 8. Only within enclosed buildings, and as an accessory
- 8 use to retail sales.
- 9 9. Only within enclosed buildings.
- 10 10. Limited to boat building of craft not exceeding 48
- 11 feet in length.
- 12 11. For I-zoned sites located outside the Urban Growth
- 13 Area designated by the King County Comprehensive Plan, uses
- 14 shown as a conditional use in the table of Section 21A.08.080(A)
- 15 shall be prohibited, and all other uses shall be subject to the
- 16 provisions for rural industrial uses as set forth in K.C.C.
- 17 21A.12.

SECTION 9. Ordinance 10870, Section 336, as amended and K.C.C. 21A.08.090 are each hereby amended to read as follows:
 21A.08.090 A. Resource land uses.

KEY		RESOURCE			((RURAL)) RESIDENTIAL			COMMERCIAL/INDUSTRIAL					
P-Permitted Use C-Conditional Use S-Special Use		A	F	M	RA	UR	R1-3	R12-48	NB	CB	RB	O	I
		Z	R	I	C	U	L	T	U	R	E	N	D
		O	R	E	S	A	L	N	R	B	S	M	S
		N	E	B	E	R	A	L	H	N	O	N	I
		E	U	T	A	L			B	E	N	E	B
									O	S	I	S	A
									S	T	S	L	S
									T	R	S	T	R
									H	O	L	O	A
									D				L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-3	R12-48	NB	CB	RB	O	I
AGRICULTURE:													
01	Growing and Harvesting Crops	P	P		P	P	P						P
02	Raising Livestock and Small Animals	P	P		P	P	P8						P
FORESTRY:													
08	Growing & Harvesting Forest Product	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
Fish and Wildlife Management:													
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
MINERAL:													
10,12,14	Mineral Extraction and Processing			P9	P								
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block			P8	P8								P
((RESOURCE)) ACCESSORY USES:													
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4

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.08

Resource land uses. B. Development Conditions.

1. May be further subject to the provisions of K.C.C. Title 25, Shoreline Management Program.
2. Only Forest Research conducted within an enclosed building.
3. Housing for agricultural workers and their families employed on the premises only as an accessory to a permanent residence, provided:
 - a. Sites are limited to those with ten acres or more;
 - b. Accessory housing is limited to one unit on less

1 than 20 acres, or two on 20 acres or more; and
2 c. Accessory housing shall not be rented to the public
3 at large.

4 4. Excluding housing for agricultural workers.
5 5. Limited to maintenance and/or storage facilities in
6 conjunction with mineral extraction or processing operation.

7 6. Large livestock allowed only in the R-1 zone.
8 7. Only in conjunction with a mineral extraction site
9 plan approved pursuant to 21A.22.

10 8. Only as accessory to a primary mineral extraction
11 use, or as a continuation of a mineral processing use
12 established prior to the effective date of or consistent with
13 this code.

14 9. Limited to mining activities that are located greater
15 than one-quarter mile from an established residence and that do
16 not use local access streets which abut lots developed for
17 residential use.

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SECTION 10. Ordinance 10870, Section 337, as amended and K.C.C. 21A.08.100 are each hereby amended to read as follows:
 21A.08.100 A. Regional land uses.

KEY		RESOURCE ((RURAL -))					RESIDENTIAL		COMMERCIAL/INDUSTRIAL				
P-Permitted Use	C-Conditional Use	A	F	M	RA	UR	R1-1	R12-41	NB	CB	RB	O	I
S-Special Use													
SIC#	SPECIFIC LAND USE												
*	Jail		S		S	S	S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S							
*	Work Release Facility				S	S	S	S	S	S	S	S	S
*	Public Agency Animal Control Facility		S		S	S					S		P
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4
*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S						
*	Non-hydroelectric Generation Facility	C12	C12 S		C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S
*	Major Communication Facility	C6c	P		C6c S	C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P
*	Earth Station	P6b	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S	S	P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Transit Bus Base				S	S	S	S	S	S	S	S	P
*	Transit Park and Ride Lot				S	S	S	S	P	P	P	P	P
*	School Bus Base				C5 S	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S	S	S8	S8	S8	S8	S8	S8	S
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit (2)		S9		S9	S	S	S		S	S		S
7941	Stadium/Arena											S	S
8221-8222	College/University (1)	P10	P10		P10 C11 S	P10 C11 S	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P

GENERAL CROSS REFERENCES: Permitted Use Chart 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 KC 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.08

- Regional land uses. B.. Development Conditions.
1. Except technical institutions. See vocational schools on General Services land use table, K.C.C. 21A.08.050.
 2. Except arboretum. See K.C.C. 21A.08.040, Recreation/Cultural land use table.
 3. Except weapons armories and outdoor shooting ranges.
 4. Except outdoor shooting range.
 5. Only in conjunction with an existing or proposed school.

- 1 6.a. Limited to no more than three satellite dish
2 antenna.
- 3 b. Limited to one satellite dish antenna.
- 4 c. Limited to tower consolidations.
- 5 7. Limited to landing field for aircraft involved in
6 forestry or agricultural practices or for emergency landing
7 sites.
- 8 8. Except racing of motorized vehicles.
- 9 9. Limited to wildlife exhibit.
- 10 10. Only as a re-use of a public school facility subject
11 to the provisions of K.C.C. 21A.32.
- 12 11. Only as a re-use of surplus non-residential facility
13 subject to the provisions of K.C.C. 21A.32.
- 14 12. Limited to cogeneration facilities for on-site use
15 only.
- 16 13. Excluding impoundment of water using a dam.
- 17 14. Limited to facilities that comply with the following
18 provisions:
- 19 a. Any new diversion structure shall not:
- 20 (1) exceed a height of eight feet as measured from
21 the streambed, or
- 22 (2) impound more than three surface acres of water
23 at the normal maximum surface level.
- 24 b. There shall be no active storage.
- 25 c. The maximum water surface area at any existing dam
26 or diversion shall not be increased.
- 27 d. An exceedance flow of no greater than 50 percent in
28 mainstream reach shall be maintained.
- 29 e. Any transmission line shall be limited to a:
- 30 (1) right-of-way of five mile or less; and
- 31 (2) capacity of 230 KV or less.
- 32 f. Any new, permanent access road shall be limited to
33 five miles or less.

1 g. The facility shall only be located above any
2 portion of the stream used by anadromous fish.

3 15. For I-zoned sites located outside the Urban Growth
4 Area designated by the King County Comprehensive Plan, uses
5 shown as a conditional or special use in Section 21A.08.100(A),
6 except for waste water treatment facilities, shall be
7 prohibited. All other uses, including waste water treatment
8 facilities, shall be subject to the provisions for rural
9 industrial uses as set forth in K.C.C. 21A.12.

10 SECTION 11. Ordinance 10870, Section 360, and K.C.C.
11 21A.12.230 are each hereby amended to read as follows:

12 Personal services and retail uses in (~~residential~~)R-4
13 through R-48 zones. The general personal service use (SIC # 72
14 except 7216, 7218 and 7261) listed in K.C.C. 21A.08.050 and the
15 retail uses, except agricultural crop sales, listed in K.C.C.
16 21A.08.070 which are located in the R-4 through R-48 zones shall
17 be subject to the following requirements:

18 A. Each individual establishment shall not exceed 5,000
19 square feet of gross floor area and the combined total of all
20 contiguous commercial establishments shall not exceed 15,000
21 square feet of gross floor area;

22 B. Establishments shall not be located less than one mile
23 from another commercial establishment, unless located with other
24 establishments meeting the criteria in paragraph A.;

25 C. Establishment sites shall abut an intersection of two
26 public streets, each of which is designated as a neighborhood
27 collector or arterial and which has improved pedestrian
28 facilities for at least 1/4th mile from the site;

29 D. The maximum on-site parking ratios for establishments
30 and sites shall be 2 per 1000 square feet and required parking
31 shall not be located between the building(s) and the street; and

32 E. Buildings shall comply with the building facade
33 modulation and roofline variation requirements in K.C.C.

1 21A.14.080 and .090 and at least one facade of the building
2 shall be located within five feet of the sidewalk.

3 F. If the personal service or retail use is located in a
4 building with multifamily uses, then the commercial use shall be
5 on the ground floor and shall not exceed 25 percent of the total
6 floor area of the building.

7 G. Sign and landscaping standards for the use apply.

8 SECTION 12. The Metropolitan King County Council finds
9 that pursuant to Ordinance 12196, the requirements for
10 environmental analysis, protections and mitigation measures in
11 this code chapter, as amended by this ordinance, provide
12 adequate analysis of and mitigation for the specific adverse
13 environmental impacts to which the requirements apply.

14 INTRODUCED AND READ for the first time this 16th day
15 of September, 19 96.

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

18 KING COUNTY COUNCIL
19 KING COUNTY, WASHINGTON

20
21 Aime Hague
22 Chair

23 ATTEST:

24
25 Gerald A. Polun
26 Clerk of the Council

27 APPROVED this 16th day of Jan, 1997.

28
29 P. O. S.
30 Deputy King County Executive
31

32 Attachments:
33 None