

February 10, 1997  
2/11/97 clerk  
96574S4:CW/tk

Proposed By: Brian Derdowski

Proposed No.: 96-574

ORDINANCE NO. **12642**

AN ORDINANCE relating to zoning for specialized instruction schools; amending provisions governing Ordinance 10870, Section 332 as amended and K.C.C. 21A.08.050.

PREAMBLE:

For the purpose of effective land use planning and regulation, the King County Council makes the following legislative findings:

1. The 1994 King County Comprehensive Plan defines Rural Towns as follows:  
"Rural towns are unincorporated towns governed directly by King County. They provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs. The purposes of rural town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in rural areas and to allow modest growth of residential and economic uses to keep them economically viable into the future".
2. Rural and urban residents alike value the historic character of King County's Rural Towns. New development can enhance the character and valuable features of Rural Towns through careful design and location. The goal of new Rural Town development should be to strengthen the historic character of the town and be compatible with historic resources and nearby rural and resource uses.
3. King County Comprehensive Plan Policy R-305 recognizes Rural Towns as activity centers for the Rural Area provided that development is scaled and designed to protect rural character and necessary utilities and other services are available.
4. Countywide Planning Policy FW-9 recognizes that the rural areas make a unique contribution to King County's economy. The resource-based industries located in the rural area make a significant economic contribution and should be encouraged. A healthy rural economy is vital to the health of King County.

SECTION 1. 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						
P-Permitted Use C-Conditional Use S-Special Use		Z O N E	A	F	M	R	U	R	U	R	N	C	R	O	I
			G	O	I	A	R	E	R	E	B	B	E	E	F
			R	N	R	B	S	B	S	I	S	M	G	S	S
			I	E	A	A	E	A	I	G	I	M	I	O	N
			C	R	L	N	R	N	D	H	N	U	N	E	N
			U	T					E	B	E	N	E	A	S
			L	A					N	O	S	I	S	A	S
			T	L					T	R	S	T	S	L	L
			U	R					I	H	O	O			
			R	E					A	D					
			E						L						
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I		
<b>PERSONAL SERVICES:</b>															
72	General Personal Service						C26	C26	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				P8 C	P8 C	P8 C	P8 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	P		
83	Social Services (2)				P12 C13	P12 C13	P12 C13	P12 C13	P13	P	P	P	P		
*	Stable	P14 C			P14 C	P14 C	P14 C								
*	Kennel or Cattery				C	C				C	P				
<b>HEALTH SERVICES:</b>															
801-04	Office/Outpatient Clinic				P12 C13	P12 C13	P12 C13	P12 C13	P	P	P	P	P		
805	Nursing and personal care facilities							C		P	P				
806	Hospital					C13	C13			P	P	C			
807	Medical/Dental Lab									P	P	P	P		
808-09	Miscellaneous Health									P	P	P			
<b>EDUCATION SERVICES:</b>															
*	Elementary School				P16 15	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		P19 C20	P19 C20	P19 C20	P19 C20	P	P	P	P17	P		
*	School District Support Facility				C24	P24 C	P24 C	P24 C	C	P	P	P	P		
*	Interim Recycling Facility	P21	P21	P21	P22		P22	P22	P23	P23	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

**General Services land uses. B. Development Conditions.**

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

- 1           2. Except SIC Industry Group Nos.:
- 2           a. 835-Day Care Services, and
- 3           b. 836-Residential Care, which is otherwise provided for on the residential
- 4 permitted land use table.
- 5           3. Limited to SIC Industry Group and Industry Nos.:
- 6           a. 723-Beauty Shops;
- 7           b. 724-Barber Shops;
- 8           c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 9           d. 7212-Garment Pressing and Agents for Laundries and Drycleaners;
- 10          e. 7217-Carpet and Upholstery Cleaning.
- 11          4. Only as an accessory to a cemetery.
- 12          5. Structures shall maintain a minimum distance of 100 feet from property lines
- 13 adjoining residential zones.
- 14          6. Only as an accessory to residential use, provided:
- 15           a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with
- 16 no openings except for gates, and have a minimum height of six feet; and
- 17           b. Outdoor play equipment shall maintain a minimum distance of 20 feet from
- 18 property lines adjoining residential zones.
- 19          7. Permitted as an accessory use, see commercial/ industrial accessory, K.C.C.
- 20 21A.08.060A.
- 21          8. Only as a re-use of a public school facility subject to the provisions of K.C.C.
- 22 21A.32, or an accessory use to a school, church, public park, sport club or public housing
- 23 administered by a public agency, provided:
- 24           a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with
- 25 no openings except for gates and have a minimum height of six feet;
- 26           b. Outdoor play equipment shall maintain a minimum distance of 20 feet from
- 27 property lines adjoining residential zones;
- 28           c. Direct access to a developed arterial street shall be required in any residential
- 29 zone; and

1 d. Hours of operation may be restricted to assure compatibility with surrounding  
2 development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1 18. Limited to resource management education programs.
- 2 19. Only as an accessory to residential use, provided:
- 3 a. Students are limited to twelve per one hour session,
- 4 b. All instruction must be within an enclosed structure, and
- 5 c. Structures used for the school shall maintain a distance of 25 feet from
- 6 property lines adjoining residential zones.
- 7 20. Subject to the following:
- 8 a. Structures used for the school and accessory uses shall maintain a minimum
- 9 distance of 25 feet from property lines adjoining residential zones; and
- 10 b. On lots over 2.5 acres:
- 11 (1) Retail sales of items related to the instructional courses is permitted,
- 12 provided total floor area for retail sales is limited to 2,000 square feet;
- 13 (2) Sales of food prepared in the instructional courses is permitted, provided
- 14 total floor area for food sales is limited to 1,000 square feet and is located in the same
- 15 structure as the school.
- 16 (3) Other incidental student-supporting uses are allowed, provided such uses
- 17 are found to be both compatible with and incidental to the principal use.
- 18 c. On sites over 10 acres, located in a designated Rural Town and zoned UR, R-
- 19 1, and/or R-4:
- 20 (1) Retail sales of items related to the instructional courses is permitted,
- 21 provided total floor area for retail sales is limited to 2,000 square feet;

1           (2) Sales of food prepared in the instructional courses is permitted, provided  
2 total floor area for food sales is limited to 1,750 square feet and is located in the same  
3 structure as the school.

4           (3) Other incidental student-supporting uses are allowed, provided such uses  
5 are found to be functionally related, subordinate, compatible with and incidental to the  
6 principal use.

7           (4) The use is integrated with allowable agricultural uses on the site.

8           (5) Advertised special events shall comply with the temporary use  
9 requirements of this Chapter.

10           (6) Existing structures that are damaged or destroyed by fire or natural event, if  
11 damaged by more than 50% of their prior value, may reconstruct and expand an additional  
12 65% of the original floor area but need not be approved as a conditional use if their use  
13 otherwise complies with the standards set forth in development condition 20c and the  
14 requirements of this title.

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

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

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

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

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

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

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

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



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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.

INTRODUCED AND READ for the first time this 1st day of July, 1996.

PASSED by a vote of 13 to 0 this 10th day of February, 1997.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Jane Hague  
Chair

ATTEST:

Gerald G. Peterson  
Clerk of the Council

APPROVED this 20 day of February, 1997.

Gerald C. Spri  
King County Executive

Attachments: