

September 24, 1997  
9/25/97 clerk  
AG/CW/AC.97-492SO

Introduced By: Pete von Reichbauer

Proposed No.: 97-492

ORDINANCE NO. **12930**

AN ORDINANCE relating to zoning, consistent with the comprehensive plan; modifying allowable recreation in the Agricultural (A) zone and the RA-10 zone; amending Ordinance 10870, section 331, as amended; and K.C.C. 21A.08.040.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, section 331, as amended and K.C.C. 21A.08.040 are

each hereby amended to read as follows:

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21A.08.040 A.

RECREATION/CULTURAL LAND USES		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
			A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N	U R B A N	U R B A N	U R B A N	N E I G H B O R H O O D	C B O U N D A R Y	R B E N E F I C I A L	O F F I C E
<b>KEY</b>														
P-Permitted Use														
C-Conditional Use														
S-Special Use														
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-18	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 14	Amusement and recreation services				P8 C15	P8 C15	P8 C15	P8 C15		P	P			
*	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	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

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- B. Development Conditions.**
1. The following conditions and limitations shall apply, where appropriate:
    - a. No stadiums on sites less than ten acres;

1           b. Lighting for structures and fields shall be directed away from residential areas;  
2           c. Structures or service yards shall maintain a minimum distance of fifty feet from  
3 property lines adjoining residential zones; and

4           d. Facilities in the F, A, or M zones, or in a designated Rural Farm or Forest  
5 District, shall be limited to trails and trailheads and active recreation facilities, including  
6 related accessory uses such as parking and sanitary facilities. Active recreation facilities shall  
7 be limited to those properties within the Agricultural Production District (APD) that are  
8 acquired prior to designation of the APD, using voter-approved recreation funds, state funds  
9 mandated for recreation, or King County Board of Recreation funds. Active recreation uses  
10 allowed on parcels as noted above may be transferred to other parcels within the same APD.  
11 However, active recreation from lands outside of the APD shall not be relocated to any parcel  
12 within an APD. Where such facilities are permitted within an APD, the following deed  
13 restrictions will be applied:

14                   (1) Active recreation uses shall be designed in a manner that visually screens  
15 adjacent agricultural uses from park users and that restricts physical trespass onto adjacent  
16 Agricultural Production District properties;

17                   (2) Buildings associated with recreational uses shall be limited to restroom  
18 facilities, picnic shelters and storage/ maintenance facilities for equipment used on-site;

19                   (3) No use that permanently compacts, removes, sterilizes, pollutes or otherwise  
20 materially impairs the future use of the soil for raising agricultural crops shall be allowed;

21                   (4) Any soil surfaces temporarily disturbed through construction activities shall  
22 be restored in a manner consistent with agricultural uses, including restoration of the original  
23 soil horizon sequence, as soon as practical following such disruptions;

1                   (5) Access to recreational uses shall be designed to minimize impact on the  
2 surrounding Agricultural Production District and should be limited to direct access along  
3 District boundaries whenever feasible; and

4                   (6) Although the recreational use of Agricultural Production District properties  
5 may be long term, such use shall be recognized as an interim use of the Production District's  
6 prime agricultural soils. As such, any acquisition funding or policy restrictions for the  
7 recreational use of the property shall be viewed as subordinate to the County's prior  
8 commitment to the preservation of prime agricultural soils and the viability of local  
9 agricultural production. Whenever the County declares through action of the King County  
10 Council a critical shortage of agricultural soils to accommodate an active soil-dependent  
11 agricultural proposal, the County shall initiate a process to relocate any recreational uses off  
12 the subject property, and to make the property available for re-establishment of agricultural  
13 activities.

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

15                   a. The maximum length of stay of any vehicle shall not exceed ((180)) one  
16 hundred eighty days;

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

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

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

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

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

6 b. For sports clubs, the gross floor area shall not exceed 10,000 square feet unless  
7 the building is on the same site or adjacent to a site where a public facility is located or unless  
8 the building is a non-profit facility located in the urban area; and

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

11 5. Limited to day moorage.

12 6. Adult use facilities shall be prohibited within ~~((660))~~ six hundred sixty feet of any  
13 residential zones, any other adult use facility, or school licensed daycare centers, public parks,  
14 community centers, public libraries or churches which conduct religious or educational  
15 classes for minors.

16 7. Clubhouses, maintenance buildings and equipment storage areas, and driving range  
17 tees shall be at least fifty feet from residential property lines. Lighting for practice greens and  
18 driving range ball impact areas shall be directed away from adjoining residential zones.

19 Applications shall comply with adopted best management practices for golf course  
20 development. The department shall determine by administrative rule best management  
21 practices for golf course development. These rules shall be delivered to the council for review  
22 by July 31, 1998. Within the RA zone, such facilities shall be permitted only in the RA-5, RA-  
23 2.5 and RA-10 zones. Not permitted in a designated Rural Farm or Forest District, regionally

1 significant resource areas or locally significant resource areas. In the RA-10 zone, ancillary  
2 facilities associated with a golf course are limited to practice putting greens, maintenance  
3 buildings, and other structures housing administrative offices or activities which provide  
4 convenience services to players. These convenience services are limited to a pro shop, food  
5 services, and dressing facilities and shall occupy a total of no more than 10,000 square feet.  
6 Furthermore, the residential density that is otherwise permitted by the zone shall not be used  
7 on other portions of the site through clustering or on other sites through the transfer of  
8 density provision. This residential density clustering or transfer limitation shall be reflected in  
9 a deed restriction that is recorded at the time applicable permits for the development of the  
10 golf course are issued. In the RA-10 zone, the county shall limit this use to no more than six  
11 development permit applications of which only three may be over 100 acres in size. The  
12 provisions permitting this use shall expire on April 1, 2003 unless re-enacted by council  
13 action.

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

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

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

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

1 d. Subject to the licensing provisions of K.C.C. Title 6.  
2 10.a. Only in an enclosed building, and subject to the licensing provisions of K.C.C.

3 Title 6;

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

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

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

10 11. Only as accessory to a park or in a building listed on the National Register as an  
11 historic site or designated as a King County landmark subject to the provisions of K.C.C.  
12 21A.32.

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

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

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

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

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

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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.

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

15. Limited to golf driving ranges and subject to the provisions of K.C.C.

21A.08.040B.7.

INTRODUCED AND READ for the first time this 18<sup>th</sup> day of

August, 1997

PASSED by a vote of 11 to 1 this 24<sup>th</sup> day of November,

1997

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Jane Hayes  
Chair

ATTEST:

[Signature]  
Clerk of the Council

APPROVED this 5 day of December, 1997.

[Signature]  
King County Executive

Attachments: