

ORDINANCE NO. 1995

AN ORDINANCE relating to the zoning code by providing for business offices and banks in the RM-900 Maximum Density Multiple Dwelling Restricted Service classification: amending Resolution 25789, Section 801, Ordinance 1926, Subsection 16, and K.C.C. 21.16.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 801 and K.C.C. 21.16.020 are hereby amended to add a new subsection as follows:

PERMITTED USES. In an RM-900 zone the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the off-street parking requirements and general provisions and exceptions set forth in this title beginning with Chapter 21.46.

(1) Any use permitted in an RM-1800 zone, provided all such uses shall conform to the conditions set forth in the zone in which they are first permitted except that for dwellings, rest homes, nursing homes and convalescent homes, the yards, open spaces and lot coverage permitted by this classification shall apply;

(2) Accessory uses, buildings and structures as set forth in the RS classification except that where more than one dwelling unit is located on the premises private garages shall be limited to accommodating not more than two cars for each dwelling unit and a boat house shall be limited to accommodating not more than one private noncommercial pleasure craft for each dwelling unit on the premises;

(3) Apartment hotels;

(4) Hospitals, except mental and alcoholic, provided:

(a) All buildings and structures shall maintain a distance of not less than forty-five feet from the property front line and not less than twenty feet from any R classified property,

(b) A solid wall or view-obscuring fence or hedge not less than five feet nor more than six feet in height shall be established and maintained on any exterior boundary line which is a common property line with "R" classified property, when such "R" classified property is used for residential purposes; provided, that on any portion of such common property line constituting the depth of the required

1 front yard on the "R" classified property such fence, wall or hedge shall not be less
2 than thirty-six inches nor more than forty-two inches in height;

3 (5) Hotels, provided:

4 (a) Restaurants, cocktail lounges and specialty shops are permitted accessory
5 uses provided the floor area devoted to such uses shall not exceed twenty percent
6 of the total floor area and entry to such uses shall be from within the main building,

7 (b) All buildings and structures shall maintain a distance of not less than
8 twenty feet from any lot in an R zone,

9 (c) A solid wall or view-obscuring fence or hedge not less than five feet nor
10 more than six feet in height shall be established and maintained on any exterior
11 boundary line which is a common property line with "R" classified property when
12 such "R" classified property is used only for residential purposes, except that on
13 any portion of such common property line constituting the depth of the required front
14 yard on the "R" classified property such fence, wall or hedge shall not be less than
15 thirty-six inches nor more than forty-two inches in height;

16 (6) Motels, provided:

17 (a) Restaurants, cocktail lounges and specialty shops are permitted accessory
18 uses provided the floor area devoted to such uses shall not exceed twenty percent
19 of the total floor area and entry to such uses shall be from within the main building,

20 (b) All buildings and structures shall maintain a distance of not less than
21 twenty feet from any lot in an R zone,

22 (c) A solid wall or view-obscuring fence or hedge not less than five feet
23 nor more than six feet in height shall be established and maintained on any exterior
24 boundary line which is a common property line with "R" classified property when
25 such "R" classified property is used only for residential purposes, except that on
26 any portion of such common property line constituting the depth of the required
27 front yard on the "R" classified property such fence, wall or hedge shall not be less
28 than thirty-six inches nor more than forty-two inches in height;

29 (7) Private clubs and fraternal societies, except those the chief activity of
30 which is a service customarily carried on as a business, provided:

1 (a) All buildings and structures shall maintain a distance not less than twenty
2 feet from any lot in an R zone,

3 (b) A solid wall or view-obscuring fence or hedge not less than five feet nor
4 more than six feet in height shall be erected and maintained on any exterior boundary
5 line which is a common property line with "R" classified property when such "R"
6 classified property is used for residential purposes, except that on that portion
7 of such common property line constituting the depth of the required front yard on
8 the "R" classified property such wall, fence or hedge shall be not less than thirty-six
9 inches nor more than forty-two inches in height;

10 (8) Professional offices and medical-dental buildings and clinics as defined in
11 this title, provided:

12 (a) All buildings and structures shall maintain a distance not less than twenty
13 feet from any lot in an RS, S, or G zone,

14 (b) A solid wall or view-obscuring fence or hedge not less than five feet nor
15 more than six feet in height shall be erected and maintained on an exterior boundary
16 line which is a common property line with "R" classified property when such "R"
17 classified property is used for residential purposes, except that on that portion of
18 such common property line constituting the depth of the required front yard on the
19 "R" classified property such wall, fence or hedge shall be not less than thirty-six
20 inches nor more than forty-two inches in height;

21 (9) Retirement home, subject to the issuance of a conditional use permit,
22 provided:

23 (a) The housing shall be for the low-income elderly and the board of
24 adjustment shall impose necessary standards and controls to assure such continued
25 use, or find the development to be owned by or limited to said use by contract with
26 federal, state or county government,

27 (b) The use shall be functionally related to public transportation,

28 (c) The lot area per dwelling unit shall not be less than four hundred fifty
29 square feet,

30 (d) The amount of off-street parking required shall not be less than one

1 parking space per four dwelling units;

2 (10) Sanitariums, provided:

3 (a) All buildings and structures shall maintain a distance not less than twenty
4 feet from any lot in an R zone,

5 (b) A solid wall or view-obscuring fence or hedge not less than five feet nor
6 more than six feet in height shall be erected and maintained on any exterior boundary
7 line which is a common property line with "R" classified property when such "R"
8 classified property is used for residential purposes, except that on that portion
9 of such common property line constituting the depth of the required front yard
10 on the "R" classified property such wall, fence or hedge shall be not less than
11 thirty-six inches nor more than forty-two inches in height;

12 (11) Signs, as follows:

13 (a) One identification sign not exceeding two square feet in area containing
14 the name of the occupant of the premises,

15 (b) One double-faced or one single-faced identification sign not exceeding
16 sixteen square feet per face for multiple dwellings and other permitted structures
17 provided such sign shall not be located in any required yard or open space on the
18 premises, and if the sign is lighted it shall be stationary and nonflashing,

19 (c) One double-faced sign or two single-faced signs, not exceeding six
20 square feet of area per face, pertaining only to the sale, lease or hire of only the
21 particular building, property or premises upon which displayed;

22 (12) Trailer parks, provided:

23 (a) The minimum site area for a trailer park shall be not less than three
24 acres,

25 (b) There shall be at least two thousand square feet of site area per trailer
26 space;

27 (c) The property use for a trailer park shall have no access except from a
28 major or secondary street,

29 (d) Any driveways providing entrance to or exit from the trailer park shall
30 not be closer than fifty feet to a street intersection measured from the street line

1 established by an official control for either of the streets at the intersection,

2 (e) A solid wall or view-obscuring fence or hedge not less than five feet nor
3 more than six feet in height shall be established and maintained across the full
4 width of the site and such wall, fence or hedge shall be located on, or to the rear
5 of, the rear line of the required front yard; on corner lots and reverse corner lots
6 such a wall, fence or hedge shall also be installed and maintained along the side
7 street side of the site, and shall observe the required yard on such side street side,

8 (f) A solid wall or view-obscuring fence or hedge not less than five feet
9 nor more than six feet in height shall be established and maintained on any exterior
10 boundary line which is a common property line with "R" classified property, except
11 that on any portion of such common property line constituting the depth of the required
12 front yard on the "R" classified property no such fence, wall or hedge shall be
13 required,

14 (g) If there be any openings in the required wall, fence or hedge for driveway
15 purposes, such openings shall not be wider than thirty feet,

16 (h) No residence shall be permitted on the trailer park site except a residence
17 for the owner or manager of such trailer park,

18 (i) The trailer park must meet all requirements of the King County Health
19 Department covering the establishment of mobile home parks,

20 (j) A surety bond guaranteeing to the County the installation of walls, fences
21 or hedges required herein is posted prior to the issuance of any permits to construct
22 the park;

23 (13) Planned unit development as provided in Chapter 21.56;

24 (14) Unclassified uses as provided in Chapter 21.44;

25 (15) Mortuaries, provided a conditional use permit has been granted and
26 provided:

27 (a) All buildings and structures shall maintain a distance not less than
28 twenty feet from any lot in an R zone,

29 (b) A solid wall or view-obscuring fence or hedge not less than five feet nor
30 more than six feet in height shall be erected and maintained on an exterior boundary

1 line which is a common property line with "R" classified property when such "R"
2 classified property is used for residential purposes, except that on that portion of
3 such common property line constituting the depth of the required front yard on the
4 "R" classified property, such wall, fence or hedge shall be not less than thirty-six
5 inches nor more than forty-two inches in height.

6 (16) Uses rendering governmental, social or personal services to the individual ;
7 business offices and banks, provided:

8 (a) Must be located on a road developed to at least the secondary arterial
9 standards of King County,

10 (b) The use shall not include the sale of handling of commodities except when
11 accessory to and incidental to the service provided,

12 (c) All buildings and structures shall maintain a distance not less than twenty
13 feet from any lot in an RS, S, or G zone,

14 (d) A solid wall or view-obscuring fence or hedge not less than five feet nor
15 more than six feet in height shall be erected and maintained on an exterior boundary
16 line which is a common property line with "R" classified property when such "R"
17 classified property is used for residential purposes, except that on that portion
18 of such common property line constituting the depth of the required front yard on
19 the "R" classified property such wall, fence or hedge shall be not less than thirty-six
20 inches nor more than forty-two inches in height;

1 (e) The uses do not have within the building or on the premises, warehouse
2 space, or storage space for machinery, equipment or materials.

3 INTRODUCED AND READ for the first time this 15th day
4 of April, 1974.

5 PASSED at a regular meeting of the King County Council
6 this 20th day of May, 1974.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 *Thomas A. Foght*
Chairman

10 ATTEST:

11 *Dorothy M. Quinn*
12 Clerk of the Council

13 APPROVED this 27th day of May 1974.

14 *Paul Sellman*
15 King County Executive
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