

ORDINANCE NO. \_\_\_\_\_

1  
2 AN ORDINANCE relating to land use control; requiring  
3 administrative site plan approval, providing a symbol  
4 to indicate this requirement on the zoning map, pre-  
5 scribing requirements and conditions of approval and  
6 providing for appeals; adding a new classification  
7 symbol to Resolution 25789 Section 301 and K.C.C.  
8 21.06.020; adding new sections to Resolution 25789  
9 Article 23 and K.C.C. 21.46.

10 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

11 NEW SECTION. SECTION 1.

12 P Site plan approval requirement symbol. Whenever the letter "P"  
13 follows the indicated zone classification on the zoning map,  
14 development in that area may proceed only after obtaining site  
15 plan approval as provided in this ordinance.

16 NEW SECTION. SECTION 2. Areas shown upon the zoning map with a use  
17 classification followed by the letter "P" indicates the area to be condi-  
18 tionally suitable for a use as indicated by the classification, provided such  
19 areas are designed and developed in accordance with guidelines and require-  
20 ments contained in the reclassification, area zoning, and the stated purpose  
21 of the classification.

22 Areas which are subject to site plan approval shall be shown on the  
23 zoning map by adding the symbol "P" after the use classification and may be  
24 adopted or amended in the manner prescribed for amendments.

25 NEW SECTION. SECTION 3. The Director of the Division of Land Use Manage-  
26 ment may approve site plans upon proper application. The Director may deny  
27 an application if the site plan or characteristics of the intended use do  
28 not satisfy the criteria as determined during an area zoning, request for re-  
29 classification procedure, or the stated purpose of the classification. The  
30 Director may require performance bonds or other appropriate means to insure  
31 development will take place according to the approved plan. Building and  
32 other development permits shall be issued only in compliance with the approved  
33 site plan.

NEW SECTION. SECTION 4. The requirement for site approval is based upon  
a recognition that development on the designated property may require special

1 conditions to protect the public interest, such as dedication of right-of-way,  
2 street improvements, screening between land uses, signing controls, height  
3 regulations or others to assure its compatibility with adjacent land uses as  
4 well as the community.

5 NEW SECTION. SECTION 5. Appeals from the decision of the Director of  
6 the Division of Land Use Management shall be as provided in K.C.C.  
7 21.58.070-080.

8 NEW SECTION. SECTION 6. No site plan shall be accepted for review  
9 unless it complies with the requirements stipulated in this section and such  
10 application requirements as may be prescribed by the Director of Land Use  
11 Management. All conditions stipulated as a result of an area zoning process  
12 or zone reclassification shall be reflected and/or included in the site plan  
13 submittal.

14 NEW SECTION. SECTION 7. The site plan shall be accurately drawn using  
15 a convenient engineering scale, showing the boundaries of the site; names  
16 and dimensions of all streets touching the site; the proposed location and  
17 dimensions of all buildings; existing and proposed topography; and shall  
18 include the following:

19 (1) A landscape plan showing:

20 (a) Significant existing vegetation;

21 (b) Proposed landscaping including size and species at time of  
22 planting together with the existing vegetation to be retained; and

23 (c) Details of any proposed fencing or screening. A wall or view-  
24 obscuring fence shall be provided around areas used for outside storage of  
25 materials, supplies, products and containers permitted within the buildable  
26 area of the property.

27 (2) Drainage controls, driveway and parking surfaces, curbing and side-  
28 walks.

29 (3) Proposed or required dedication of right-of-way, widening of streets  
30 or improvements. Such dedications, widenings, or improvements shall be  
31 processed as prescribed by law prior to the issuance of any building permit.

(4) Signing designed in an aesthetically pleasing manner so as to be architecturally integrated with the size of the development and the surrounding environment.

INTRODUCED AND READ for the first time this 5<sup>d</sup> day of

May, 19 75.

PASSED at a regular meeting of the King County Council this 7<sup>d</sup>

day of July, 19 75.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Bill Keenan

Chairman

ATTEST:

Louise M. Benson  
Clerk of the Council

APPROVED this 8<sup>th</sup> day of July, 19 75.

[Signature]  
King County Executive