

ORDINANCE NO. 2744

An ordinance relating to land use control; adding and clarifying requirements for site plan approval for zone classifications followed by the letter "P"; amending Ordinance No. 2423, Sections 4, and 7, and K.C.C. 21.46.150, 21.46.170, and 21.46.200.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance No. 2423, Section 2, and K.C.C. 21.46.150 are amended to read as follows:

Areas shown upon the zoning map with a use classification followed by the letter "P" indicates the area to be conditionally suitable for a use as indicated by the classification, provided such areas are designed and developed in accordance with guidelines, performance standards, permitted uses, or other ~~((and))~~ requirements contained in the reclassification, area zoning, ~~((and))~~ or the stated purpose of the classification.

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

SECTION 2. Ordinance No. 2423, Section 4, and K.C.C. 21.46.170 are amended to read as follows:

The requirement for site approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest, such as dedication of right-of-way, street improvements, screening between land uses, signing controls, height regulations, permitted uses, performance standards, or other ~~((s))~~ requirements or limitations to assure its compatibility with adjacent land uses

1 as well as the community.

2 SECTION 3. Ordinance No. 2423, Section 7, and K.C.C. 21.46.200 are amended  
3 to read as follows:

4 The site plan shall be accurately drawn using a convenient engineering scale,  
5 showing the boundaries of the site; names and dimensions of all streets touching the  
6 site; the proposed location and dimensions of all buildings; existing and proposed  
7 topography; and shall include the following:

8 (1) A landscape plan showing:

9 (a) Significant existing vegetation;

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

12 (c) Details of any proposed fencing or screening. A wall or view-ob-  
13 scuring fence shall be provided around areas used for outside storage of materials,  
14 supplies, products and containers permitted within the buildable area of the property.

15 (2) Drainage controls, driveway and parking surfaces, curbing and sidewalks.

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

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

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1 (5) A written explanation of consistency with required performance standards,  
2 permitted uses, or with other requirements or limitations which cannot be readily  
3 set forth in plan or map form.

4 INTRODUCED AND READ for the first time this 17th day  
5 of May, 1976.

6 PASSED at a regular meeting of the King County Council this 7th day  
7 of June, 1976.

8 KING COUNTY COUNCIL  
9 KING COUNTY, WASHINGTON

10 David Mooney  
Chairman

11 ATTEST:

12 Barbara M. Owens  
13 Clerk of the Council

DEEMED ENACTED WITHOUT  
COUNTY EXECUTIVE'S SIGNATURE.

14 APPROVED this \_\_\_\_\_ day of June 18, 1976.

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King County Executive

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