

March 14, 1977

Introduced by: BERNICE STERN

77-106

ORDINANCE NO. 3148

AN ORDINANCE relating to zoning; establishing a new zone consistent with the Sea-Tac Communities Plan open space policies; adding a new chapter to Title 21; and adding a definition to Chapter 21.04 K.C.C.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Purpose. The principal purpose to be served by the Airport Open Use (AOU) classification and its application is to permit economic uses and development of areas affected by major airports which are compatible with neighboring residential areas, designated open space areas, and airport clear zone requirements.

SECTION 2. Permitted Uses. In the AOU zone the following uses are permitted as hereinafter specifically provided and allowed by this chapter, subject to the off-street parking requirements and the general provisions and exceptions set forth in this title beginning with Chapter 21.46.

(1) Accessory buildings and uses customarily incidental to any of the uses permitted or conditionally permitted in this chapter, except dwelling units, when located on the same site as the principal use.

(2) Signs, provided that:

(a) No free-standing sign shall exceed fifty square feet per face, not to exceed two faces per sign.

(b) Any sign shall be used exclusively to advertise a business conducted, services rendered, goods produced or sold upon the premises, or any other lawful activity conducted upon such premises, or to identify permitted uses;

(c) One sign per permitted use shall be allowed when mounted flush with a permitted building, not above the roof line. Such signs shall not exceed fifty square feet.

(d) Any lighted sign shall be stationary and nonflashing. Lights shall be directed groundward and shall not be arranged in a pattern which could be construed to resemble air traffic control lights.

1 (e) No sign shall be located closer than twenty feet  
2 to any property line not abutting a street.

3 (f) No sign height shall exceed fifteen feet above  
4 grade level.

5 (3) Public parks.

6 (4) Agriculture crops and open field growing, including  
7 fiber crops, sod, grains, fruit and vegetable farming.

8 (5) Horticultural nurseries and greenhouses for propagation  
9 and culture.

10 (6) Forest nurseries;

11 (7) Botanical gardens and arboretums;

12 (8) Pasture and grazing, provided that:

13 (a) Horses or livestock shall not exceed one per half  
14 acre; and

15 (b) There shall be erected and maintained a fence not  
16 less than five feet nor more than six feet in height, enclosing  
17 pasture or grazing areas.

18 (c) Any pen or structure used to confine or feed live-  
19 stock shall not be located closer than one hundred fifty feet to  
20 any boundary property line.

21 (d) Any open-air storage of hay, straw, shavings or  
22 similar organic materials shall maintain a distance of not less  
23 than seventy-five feet from any boundary property line.

24 SECTION 3.

25 (1) On an AOU classified property which abuts or is  
26 separated by public road any R or S classified property, the  
27 following uses only are permitted, subject to the issuance of a  
28 conditional use permit as provided in this chapter, and subject  
29 to the off-street parking requirements and the general provisions  
30 and exceptions set forth in this title beginning with Chapter  
31 21.46. If the AOU classified property does not abut R or S  
32 classified property, then the uses set forth in this section  
33 shall be deemed permitted uses.

1 (a) Commercial recreation, outdoor, including  
2 miniature golf, golf driving ranges, golf courses, pitch and putt  
3 courses, outdoor tennis courts, fishing ponds and riding stables  
4 and academies.

5 (b) Public utility facilities, such as telephone  
6 exchanges, sewerage or water pumping stations, electrical distri-  
7 bution substations, water storage reservoirs or tanks necessary  
8 for the distribution of services including business offices,  
9 warehousing, storage buildings or yards, or service yards.

10 (c) Out door storage of equipment, automobiles,  
11 machinery and building materials; provided that such areas abutting  
12 an S or R zone shall have a wall or sight obscuring fence at least  
13 six feet high; and further provided that on site commodity sales  
14 shall be prohibited.

15 (d) Fire and police stations.

16 (e) Warehousing.

17 (f) Retail sales of agricultural and horticultural  
18 products grown on the premises.

19 (2) Cemeteries, or the expansion of existing cemeteries, in  
20 the AOU zone shall be conditionally permitted uses, regardless of  
21 location.

22 SECTION 4. Limitations on uses. Every use permitted or  
23 conditionally permitted shall be subject to the following  
24 conditions and limitations.

25 (1) No building or structure shall be located closer than  
26 twenty-five feet to any street property line or "R" or "S" property  
27 line.

28 (2) A twenty-five foot strip adjacent to such property line  
29 shall be appropriately landscaped and maintained. Parking areas  
30 may not be located within this landscaped area. This requirement  
31 does not apply to pasture and grazing, and agricultural crop uses.

32 (3) Wherever a building site in a AOU zone has a common  
33 property line with "R" classified property or "S" classified

1 property, then on such common property line there shall be a  
2 twenty-five foot setback and there shall be installed and  
3 maintained a planting screen not less than twenty feet in width,  
4 and in such planting strip there shall be evergreen broadleaf or  
5 coniferous trees with such maturity and spacing as to form an  
6 effective visual barrier within two years. The trees shall cover  
7 the full depth of the required planting area and shall be planted  
8 with a minimum tree height of six feet. Said planting screen shall  
9 be planted according to accepted practice in good soil, irrigated  
10 as necessary and maintained in good condition at all times.  
11 Planting screens herein required shall be planted as a yard  
12 improvement at or before the time of completion of the first  
13 building, or within a reasonable time thereafter, giving due  
14 consideration to planting conditions and additional improvements  
15 on each affected lot in the AOU zone, and shall be installed and  
16 maintained at the expense of the owner or lessee of such lot.

17 (4) A cash performance bond may be required to assure  
18 installation and maintenance of landscaping required by this  
19 chapter.

20 (5) There shall not be dumped, placed or allowed to remain on  
21 any property in an AOU zone any refuse, trash, rubbish, wrecked  
22 vehicles, building materials, or equipment, or other waste material  
23 outside of a permanent building, except in nonflammable, covered  
24 or enclosed containers.

25 (6) No building or structure shall exceed thirty feet in  
26 height.

27 (7) No electronic signals or smoke producing uses which  
28 interfere with air traffic operations shall be permitted.

29 SECTION 5. Lot Area. In an AOU zone, no new lot shall be  
30 permitted to be smaller than one acre. All uses permitted in the  
31 AOU classification shall be permitted on smaller lots when those  
32 lots were created before the subject property was classified AOU.

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SECTION 6. Permissable Lot Coverage. The maximum ratio of buildings to land shall be one unit of ground coverage by building to five units of total land. For the purpose of interpreting this section, paved and gravelled areas shall not constitute ground coverage.

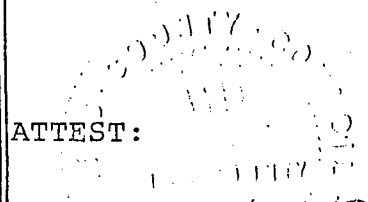
SECTION 7. Public Park Definition. There is added to Chapter 21.04 K.C.C. a new section to read as follows: "Public park" means a site under the control of the King County division of parks, or any federal, state or local government agency, and designated or developed for recreational use by the public. Subject to the use regulations of the using agency, recreational uses may include but are not limited to indoor facilities such as museums, swimming pools and skating rinks, and outdoor facilities such as athletic fields, playgrounds, fishing areas, and areas and trails for hikers, equestrians, bicyclists, or off-road recreational vehicle users.

SECTION 8. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of this ordinance, or the application of the provision to other persons or circumstances shall not be affected.

INTRODUCED AND READ for the first time this 14th day of February, 1977.  
PASSED THIS 11th day of April, 1977.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Mike Lowery  
Chairman



ATTEST:

Dorothy M. Owens  
Deputy Clerk of the Council

APPROVED this 21st day of April, 1977

John D. Spillman  
King County Executive