

3462

ORDINANCE NO. _____

1 AN ORDINANCE relating to the Suburban Estate
 2 zone classification; changing existing defini-
 3 tions and adding new definitions; permitting
 4 public stables and certain agricultural uses;
 5 eliminating "pasture and grazing" as a listed
 6 permitted use; amending Resolution 25789,
 7 Sections 272, 199.12, 299.13 and 901, and
 8 KCC 21.04.390, 21.04.595 and 21.04.600; adding
 9 a new section to KCC 21.04; amending Ordinance
 10 1013, Sections 7 and 8, Resolution 33159 (part),
 11 and KCC 21.18.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 272, and KCC 21.04.390 are amended to read as follows:

"Livestock" means horses, bovine animals, sheep, goats, swine, reindeer, donkeys and mules (~~+~~), but does not include confinement of such animals in feedlots or stockyards for final finishing prior to slaughter.

SECTION 2. Resolution 25789, Section 299.12, and KCC 21.04.595 are amended to read as follows:

"Private stable" means a detached accessory building in which horses or other beasts of burden (~~owned-by-the-occupants of-the-premises~~) are kept, and in which no (~~animals~~) horses are kept for hire (~~+~~remuneration-or-sale).

SECTION 3. Resolution 25789, Section 299.13, and KCC 21.04.600 are amended to read as follows:

"Public stable" means a (~~stable-other-than-a-private stable~~) building or group of buildings in which horses or other beasts of burden are kept for commercial boarding, training, riding lessons, breeding or auction, which does not have a riding arena of more than ten thousand square feet, and in which no horses are kept for hire. Establishments with larger arenas are considered "commercial recreation areas" as defined in this chapter.

NEW SECTION. SECTION 4. The following section is added to KCC 21.04:

Stable, rental. "Rental stable" means a public stable in

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1 which horses or other beasts of burden are kept for hire as well
2 as boarding, training, riding lessons or breeding.

3 SECTION 5. Ordinance 1013, Sections 7 and 8, Resolution
4 33159 (part), Resolution 25789, Section 901, and KCC 21.18.020
5 are each amended to read as follows:

6 In an S-E zone the following uses only are permitted and as
7 hereinafter specifically provided and allowed by this chapter,
8 subject to the off-street parking requirements and the general
9 provisions and exceptions set forth in this title beginning with
10 Chapter 21.46.

11 (1) Any use permitted in the RS classification under the
12 same conditions set forth in such classification, except that the
13 lot area, yard and open space requirements set forth in this
14 classification shall apply;

15 (2) Agricultural crops, provided no retail sales of products
16 are permitted on the premises for parcels of less than five acres;

17 (3) Accessory buildings and uses, including the following:

18 (a) Private stables, provided such buildings or struc-
19 tures shall not be located closer than thirty-five feet to any
20 boundary property line or closer than forty-five feet to any
21 building containing a dwelling unit or accessory living quarters
22 on the same premises and provided further that there shall be no
23 open-air storage of manure, hay, straw, shavings or similar
24 organic materials closer than thirty-five feet to any property
25 boundary line or closer than forty-five feet to any dwelling unit
26 or accessory living quarters on the same premises;

27 (b) Greenhouses (~~for propagation and culture only and~~
28 ~~ne~~), provided no retail sales (~~from the premises is~~) are
29 permitted on the premises for parcels of less than five acres;

30 (c) Marketing of products produced on-site, provided
31 the site is five acres or larger, and only one stand to be used
32 for such purposes, and such stand shall not have more than three
33 hundred square feet of floor area, and shall not be located in

1 any required yard or open space;

2 (4) Day nurseries, provided:

3 (a) If conducted as an accessory use to a dwelling and
4 no more than six children are cared for at one time, or

5 (b) If conducted as a nursery school on the same site
6 with a public or private school or church;

7 (5) Day nurseries subject to the issuance of a conditional
8 use permit provided the following minimum conditions are met:

9 (a) The building site contains a minimum of thirty-five
10 thousand square feet and at least two hundred square feet of site
11 area for each child cared for,

12 (b) No more than fifty children are cared for at one
13 time,

14 (c) Buildings, structures and play equipment areas
15 shall not be closer than thirty feet to any property line,

16 (d) Any play area is completely enclosed by a solid
17 wall or fence not less than five feet nor more than six feet in
18 height,

19 (e) A minimum of three off-street parking spaces plus
20 one for each employee is provided,

21 (f) One stationary, non-flashing sign not exceeding
22 sixteen square feet in area shall be permitted,

23 (g) Building design, site plans and landscaping shall
24 be of a character which is appropriate for the area;

25 (6) Livestock, but not including swine (~~for use of the~~
26 ~~occupants of the premises only,~~) provided:

27 (a) Not more than one such animal, excluding sucklings,
28 for each one-half acre of the total site area shall be permitted
29 except there shall be no limit on horses kept in a public stable;

30 (b) Fee boarding of others' livestock shall be acces-
31 sory to a residence on the subject property and the total number
32 of animals, including those owned by the occupants of the premises
33 shall not exceed one animal for each one-half acre of the site;

1 (c) Any building, pen or structure used to house, con-
2 fine or feed such animals shall not be located closer than seventy-
3 five feet and in the case of goats no closer than one hundred fifty
4 feet to any boundary property line nor closer than forty-five to
5 any building containing a dwelling unit or accessory living
6 quarters on the same premises;

7 (7) ~~(Pasture-and-grazing-but-not-including-feed-lots~~
8 ~~provided:~~

9 ~~Where-such-pasture-or-grazing-area-abuts-on-any-property-line~~
10 ~~which-is-a-common-property-line-with-"R"-classified-property, there~~
11 ~~shall-be-erected-and-maintained-on-such-common-property-line-a~~
12 ~~fence-not-less-than-five-feet-nor-more-than-six-feet-in-height-.)~~

13 Public stables, on a minimum of ten acres, provided:

14 (a) Any stable, arena, or barn shall be located no
15 closer than seventy-five feet to any boundary property line or
16 closer than forty-five feet to any building containing a dwelling
17 unit on the same premises (However, one barn or stable building
18 may contain a caretaker's accessory living quarters);

19 (b) Any corrals or exercise yards shall maintain a
20 distance of not less than thirty-five feet from any building
21 containing a dwelling unit or accessory living quarters on the
22 same premises;

23 (c) There shall be no open-air storage of manure, hay,
24 straw, shavings or similar organic material closer than thirty-
25 five feet to any property line or closer than forty-five feet to
26 any dwelling unit or accessory living quarters;

27 (d) When a parking area is located adjacent to any
28 property line, a ten foot strip adjacent to such property line
29 shall be landscaped with evergreen shrubs, bushes or trees, which
30 shall be maintained at a height of not less than five feet. Said
31 landscaping shall be planted according to accepted practice and
32 maintained in good condition at all times. Existing vegetation on
33 the site may be used to help meet this requirement, provided that

2102-05

1 it is a part of a site plan approved by the Building and Land
2 Development Division and is maintained in good condition along
3 with any required new plantings;

4 (e) Any outside area lighting shall be installed in
5 such a way as to prevent glare from affecting adjacent streets
6 and residences;

7 (f) One unlighted sign, up to sixteen square feet in
8 size, shall be permitted;

9 (8) Raising of poultry, chicken, squab and rabbits (~~for-use~~
10 ~~of-the-occupants-of-the-premises-only~~), provided:

11 (a) No more than thirty (~~of-any-one-combination~~)
12 in total of such fowl or animals per acre may be kept on the
13 premises;

14 (b) Any birds kept on the premises shall be confined
15 within an aviary;

16 (c) Any building, pen, aviary or structure used to
17 house or contain such fowl and animals shall not be located closer
18 than thirty-five feet to any boundary property line of the
19 premises, or closer than forty-five feet to any building containing
20 a dwelling unit or accessory living quarters on the same premises;

21 (9) Raising of hamsters, nutria and chinchilla for
22 commercial purposes, provided:

23 (a) No more than one hundred (~~hamsters, or one~~
24 ~~hundred-chinchillas, or one-hundred-of-such-animals-in-combina-~~
25 ~~tion,~~) of such animals per acre may be kept on the premises;
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1 (b) Any buildings, pens, cages or structures used to
2 contain or house such animals shall not be located closer than
3 thirty-five feet to any boundary property line of the premises,
4 or closer than forty-five feet to any building containing a
5 dwelling unit or accessory living quarters on the same premises;

6 (10) Signs, as follows:

7 (a) One unlighted identification sign not exceeding
8 two square feet in area containing the name of the occupant of
9 the premises,

10 (b) One unlighted double-faced sign not exceeding six
11 square feet of area per face, pertaining only to the sale, lease
12 or hire of only the particular building, property or premises
13 upon which displayed;

14 (11) Any other use permitted in an "A" zone and subject to
15 the same restrictions, provided that the subject property must
16 be at least ten acres in size, and may not be subdivided if the
17 subdivision will result in the use being on a site under ten
18 acres in size, and excluding the following uses:

1 (a) Food processing plants and facilities, and feed,
2 seed and fertilizer sales;

3 (b) On-site processing of harvested forest products;

4 (c) Housing facilities to accomodate agricultural
5 employees;

6 (12) Rental Stables, subject to a conditional use permit,
7 provided:

8 (a) The site must be large enough to contain the riding
9 area for the hired animals, or

10 (b) Be adjacent to an authorized public or private
11 riding area or trail system;

12 (13) ~~(+11)~~ Planned unit development as provided in
13 Chapter 21.56.

14 (14) ~~(+12)~~ Unclassified uses as provided in Chapter 21.44.

15 INTRODUCED AND READ for the first time this 4th day of
16 April, 1977.

17 PASSED this 24th day of October, 1977.

18 KING COUNTY COUNCIL
19 KING COUNTY, WASHINGTON

20 Mike Lowry
21 Chairman

22 ATTEST:

23 John Hammond
24 Clerk of the Council

25 APPROVED this 25th day of October, 1977.

26 [Signature]
27 King County Executive
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