

1 September 16, 1977

Introduced by: BERNICE STERN

77-1173

9 ORDINANCE NO. 3594

10 AN ORDINANCE relating to the Zoning Code; reorganizing and
11 modifying the uses currently permitted in the A (Agricultural)
12 classification; adding barns and similar agricultural structures,
13 and home occupations, as new permitted uses; adding the sale
14 of feed, seed and fertilizers as a conditional use; repealing
Resolution 25789, Section 1101, and Ordinance 1830, Section 1,
and Ordinance 2392, Section 8, and Ordinance 3129, Section 2,
and KCC 21.22.020.

15 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

16 SECTION 1. Resolution 25789, Section 1101, and Ordinance 1830, Section 1,
17 and Ordinance 2392, Section 8, and Ordinance 3129, Section 2, and KCC 21.22.020
18 are each repealed, and the following substituted.

19 NEW SECTION. SECTION 2. Permitted Uses, Agricultural.

20 In an A zone, the following agricultural uses only are permitted and as hereinafter
21 provided and allowed by this chapter, subject to the off-street parking requirements,
22 loading and unloading area requirements, the general provisions and exceptions
23 set forth in this Title beginning with Chapter 21.46, and subject to the provisions
24 of the King County Shoreline Management Master Program where applicable:

25 (1) Barns, silos and other structures necessary for sound farming and
26 ranching practices;

27 (2) Beehives, without limit on number, provided:

28 (a) Colonies shall be maintained in movable-frame hives at all times.

29 (b) Adequate space shall be maintained in each hive to prevent over-
30 crowding and swarming.

31 (c) Colonies shall be requeened following any swarming or aggressive

1 behavior.

2 (d) All colonies shall be registered with the county agricultural
3 extension agent prior to April 1st of each year.

4 (e) Hives shall not be located within twenty-five feet of any property
5 line except:

6 (i) When situated eight feet or more above adjacent ground level, or

7 (ii) When situated less than six feet above adjacent ground level and
8 behind a solid fence or hedge six feet in height to any property line within
9 twenty-five feet of the hive and extending at least twenty feet beyond the hive
10 in both directions.

11 (3) Agricultural crops and open field growing;

12 (4) Dairies, livestock, poultry and small animals, provided:

13 (a) any building, pen, milking shed, cage, aviary, animal run,
14 or area used to contain, house or feed such animals or fowl, other than railroad
15 loading pens, shall not be located closer than seventy five feet to any boundary
16 property line of the premises or any building containing a dwelling unit or
17 accessory living quarters on the same premises.

18 (b) Any open-air storage of manure, hay, straw, shavings or similar
19 organic materials shall maintain a distance of not less than thirty-five feet from any
20 boundary property line and a distance of not less than forty-five feet from any
21 building containing a dwelling unit or accessory living quarters on the same premises;

22 (5) Forest products, growing and harvesting, including processing of locally
23 harvested crops using portable equipment;

24 (6) Public and private stables; provided:

25 (a) Any stable or barn shall not be located closer than seventy five
26 feet to any boundary property line, nor closer than forty-five feet to any building
27 containing a dwelling unit or accessory living quarters on the same premises.

28 (b) Any corrals, exercise yards or arenas shall maintain a distance
29 of not less than thirty-five feet from any boundary property line and a distance of
30 not less than forty-five feet from any building containing a dwelling unit or
31 accessory living quarters on the same premises;

1 (c) One unlighted sign, up to sixteen square feet in size, shall
2 be permitted;

3 (7) Pasturing and grazing;

4 (8) Greenhouses;

5 NEW SECTION SECTION 3. Permitted Uses, Nonagricultural.

6 In an A zone, the following nonagricultural and conditional uses only are permitted
7 and as hereinafter specifically provided and allowed by this Chapter, subject to
8 the off-street parking requirements, loading and unloading requirements, the
9 general provisions and exceptions set forth in this Title beginning with Chapter
10 21.46, and subject to the provisions of the King County Shoreline Management
11 Master Program where applicable:

12 (1) A one-family dwelling and accessory buildings and uses; provided, that if
13 the dwelling is factory-built housing or a mobile home, it must be certified by the
14 State of Washington, and if the dwelling is a mobile home, it must also meet on-site
15 requirements contained in Section 18.04.050;

16 (2) Housing facilities to accommodate agricultural employees and their
17 families employed by the owner of the premises; provided such facilities are
18 permitted only on holdings containing ten acres or more; and provided further,
19 that such housing facilities shall be considered accessory to the main dwelling
20 but shall conform to the provisions of this classification pertaining to required
21 yards and open spaces for dwellings;

22 (3) Marketing of agricultural and dairy products raised on the premises;
23 provided only one stand shall be permitted on the premises and such stand shall
24 not contain more than five hundred square feet of floor area and shall not be
25 located in any required yard or open space on the premises;

26 (4) Public utility facilities such as telephone exchanges, sewage or water
27 pumping station, electrical distribution substations, water storage reservoirs or
28 tanks necessary for the distribution and transmission of services for the area in-
29 cluding accessory microwave transmission facilities and towers;

30 (5) Schools and churches;

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1 (6) Recreational facilities, community noncommercial,
2 including clubhouse facilities shall be permitted as con-
3 ditional uses, provided:

4 (a) A solid wall or view-obscuring fence
5 or hedge not less than five feet in height shall be erected
6 and maintained in any exterior boundary line which is a
7 common property line with R, S, or G classified property.
8 Wherever a six-foot wall, fence or hedge is permitted, open,
9 wire mesh screens may be erected to heights greater than
10 six feet where needed for protective purposes.

11 (b) Any building or structure on the site
12 shall maintain a distance not less than twenty-five feet
13 from any abutting R, S or G classified property.

14 (c) Any lights provided to illuminate any
15 building or recreational area shall be so arranged as to
16 reflect the light away from any adequate premises upon
17 which a dwelling unit is located.

18 (d) The site shall be located upon, or have
19 adequate access to a secondary arterial.

20 (7) Signs as follows:
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1 (a) One single-faced unlighted identification sign not exceeding
2 twelve square feet in area; provided, such sign shall not be located in any required
3 yard or open space on the premises,

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

7 (8) Unclassified uses as provided in Chapter 21.44, consistent with the
8 purpose of this Chapter as stated in KCC 21.22.010, and excluding airports and
9 heliports;

10 (9) Retail sales of feed, seed or fertilizers, and plants for processing
11 agricultural and dairy products, both subject to the issuance of a conditional
12 use permit; provided the following minimum conditions are conformed to:

13 (a) The number of employees involved and the physical scale is
14 such that there is no substantial traffic involved and the building intensity and
15 character is consistent with the surroundings;

16 (b) There are adequate facilities provided to handle sewer and
17 water needs and the processes do not violate air or water pollution standards;

18 (c) The use is not located within a 100-year flood plain. Expansion
19 of any existing facilities in the flood plain shall be limited to structural alterations
20 and increases in floor area required by law for health and safety reasons;

21 (10) Home occupation; provided the home occupation;

22 (a) Is carried on exclusively by a member of members of a family
23 residing in the main dwelling unit on the premises;

24 (b) Is clearly incidental and secondary to the use of the property
25 for agricultural purposes;

26 (c) Has no display or sign not already permitted in the zone,

27 (d) Has no outside storage nor other exterior indication of the
28 home occupation or variation from character of the area,

29 (e) Does not require truck delivery or pickup, nor the installation
30 of heavy equipment, large power tools or power sources not common to an
31 agricultural area;

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(f) Does not create a level of noise vibration, smoke, dust, odors
heat or glare beyond that which is common to an agricultural area;

(g) Does not create a level of parking demand beyond that which is
normal to an agricultural area;

INTRODUCED AND READ for the first time this 3rd day
of January, 1978.

PASSED this 6th day of February, 1978.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bernice Stew
Chairman

ATTEST:

Donna M. Quinn DEPUTY
Clerk of the Council

APPROVED this 16th day of February, 1978.

[Signature]
KING COUNTY EXECUTIVE