

4/7/78

Introduced by: Bernice Stern

Proposed No: 77-1172

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ORDINANCE NO. 3677

AN ORDINANCE relating to the Suburban Residential zone classification; reorganizing and modifying permitted uses; allowing certain agricultural uses; repealing Resolution 25789, Section 1001, Resolution 33159 (part), Ordinance 2392, Section 7, and KCC 21.20.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 1001, and Resolution 33159 (part), and Ordinance 2392, Section 7, and KCC 21.20.020 are each repealed and the following substituted.

NEW SECTION. SECTION 2. Permitted Uses, Suburban Residential.

In an S-R zone the following residential uses only are permitted and 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, and the provisions of the King County Shoreline Management Master Program where applicable.

(1) Any use permitted in the RS and SE classifications, provided however that on lots having an area of less than thirty-five thousand square feet, only those uses permitted in the RS classification are allowed, and on those lots having more than thirty-five thousand square feet but less than five acres only those uses permitted in the SE classification are allowed. One-family dwellings shall be subject to the limitations of use section of the RS classification.

(2) Signs, as follows:

1 sign shall not be located in any required yard or open space on
2 the premises;

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

7 (3) Swimming, tennis, yacht and country clubs and recrea-
8 tional fields (non-commercial) but not including amusement
9 devices for hire, subject to a conditional use permit provided:

10 (a) Any building or structure on the premises shall
11 maintain a distance of not less than thirty-five feet from any
12 exterior boundary line which is a common property line with "R"
13 or "S" classified property and from any street boundary lines;

14 (b) Any service area, any side of which constitutes
15 a common property line with "R" or "S" classified property shall
16 be screened from such property by the erection and maintenance
17 on such common property line of a wall or view-obscuring fence
18 or hedge not less than five feet nor more than six feet in
19 height;

20 (c) No required yard or open space on the premises
21 may be used to provide parking space for cars or vehicles;

22 (d) Where property devoted to these purposes is
23 bounded by a street, then on any street property line no entrance-
24 exit facilities for automobiles shall be located closer than one
25 hundred feet to a street intersection.

26 (4) Planned unit developments as provided in Chapter 21.56;

27 (5) Unclassified uses as provided in Chapter 21.44:

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exceptions in this Title beginning with Chapter 21.46, and the provisions of the King County Shoreline Management Master Program where applicable.

- (1) Agricultural crops.
- (2) Fishing ponds (commercial), but excluding restaurants.
- (3) Forest crops, growing and harvesting.
- (4) Horticultural nurseries.
- (5) Small animal farms, including mink and fox farms,

provided:

Any building, pen, cage or structure used to contain, house, confine or feed such animals shall not be located closer than one hundred fifty feet to any building containing a dwelling unit or accessory living quarters on the same premises.

(6) Small animal hospital and clinic, provided the portion of the building or structure in which animals are kept or treated as sound-proofed; all run areas are completely surrounded by an eight foot solid wall; the animal runs shall be surfaced with concrete or other impervious materials; there shall be no burning of refuse or dead animals on the premises; drainage shall be away from adjoining properties.

(7) Marketing of produce raised on the premises or immediately adjacent properties, provided: only one stand to be used for such purposes is permitted on the premises, and such stand shall not contain more than three hundred square feet of floor area, and shall not be located in any required yard or open space on the premises.

1 seventy-five feet and in the case of swine no closer than one
2 hundred feet to any boundary property line nor closer than forty-
3 five feet to any building containing a dwelling unit or
4 accessory living quarters on the same premises;

5 (c) Fee boarding of other's livestock shall be
6 accessory to a residence on the subject property, and the total
7 number of animals, including those owned by the occupants of the
8 premises, shall not exceed one horse, cow, steer or swine or
9 five sheep or goats for each one-half acre of the site;

10 (9) Slaughtering and dressing of animals or fowl raised
11 on the premises, accessory to a residence, provided any building,
12 structure or area used for such purposes shall not be closer than
13 seventy-five feet to any boundary property line of the premises,
14 or closer than forty-five feet to any building containing a
15 dwelling unit or accessory living quarters on the same premises;

16 NEW SECTION. SECTION 4. Permitted Uses, Agricultural.

17 (1) Public stables on a minimum of ten acres, provided:

18 (a) Any stable, arena, or barn shall not be located
19 closer than seventy-five feet to any boundary property line or
20 to any building containing a dwelling unit or accessory living
21 quarters on the same premises;

22 (b) Any corrals, exercise yards or rings shall main-
23 tain a distance of not less than thirty-five feet from any
24 boundary property line and a distance of not less than forty-five
25 feet from any building containing a dwelling unit or accessory
26 living quarters on the same premises;

27 (c) Any open-air storage of manure, hay, straw,

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

- (a) Food processing plants and facilities and feed, seed and fertilizer sales;
- (b) On-site processing of harvested forest products;
- (c) Housing facilities to accomodate agricultural employees.

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

PASSED this 24th day of April, 1978.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bernice Strow
Chairman

ATTEST:

Dorothy M. Quinn DEPUTY
Clerk of the Council

APPROVED this 2d day of May, 1978.

[Signature]
King County Executive