

January 12, 1981

Introduced by: Gary Grant

Proposed No.: 79-1170

ORDINANCE NO. 5317

AN ORDINANCE relating to mobile home parks and recreational vehicle parks, defining recreational vehicle park, mobile home, mobile home park, factory-built housing, factory-built commercial structures and commercial coaches, space, support system, and manager; permitting mobile home parks in the MHP, RD and all RM zones; permitting recreational vehicle parks in BC and CG zones, and in other zones except R and S zones subject to a conditional use permit; deleting mobile home parks as a permitted use in a Planned Unit Development; repeals Resolution 25789, Sections 299.23, 299.25 and 2.312 and K.C.C. 21.04.650, 21.04.660 and 21.46.130; amending Resolution 25789 (part) and K.C.C. 21.04, Resolution 25789, Article 4 (part), Sections 501, 801, 1202 and 2202 and K.C.C. 21.08.025, 21.08.090, 21.10.020, 21.12.020, 21.16.020, 21.34.020, 21.28.020, 21.28.030, 21.30.028, 21.44.030 and 25.04.050; amending Ordinance 3144, Section 8 (part), Ordinance 2392, Section 6, Ordinance 3594, Section 3, Ordinance 2986, Section 4, Ordinance 1789, Sections 2 and 3, Ordinance 1617, Section 2, Ordinance 1389, Section 1, Ordinance 3688, Section 105 and Resolution 33159 and K.C.C. 21.22.025.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The following definitions are added to K.C.C.

21.04:

1. Recreational Vehicle, Camping Trailer, Travel Trailer, Motor Home and Truck Camper. "Recreational vehicle", "camping trailer", "travel trailer", "motor home" and "truck camper" means a vehicular-type unit primarily designed as temporary living quarters for recreational, camping or travel use, with or without motive power, being of such size or weight as not to require a special highway movement permit.

2. Recreational Vehicle Park. "Recreational vehicle park" means a parcel of land designed and improved to accomodate two or more recreational vehicles on a temporary basis. Spaces are typically rented for overnight use, not to exceed one hundred

1 and eighty (180) days.

2 3. Mobile Home. "Mobile home" means factory assembled
3 structure with the necessary service connections and made so as
4 to be readily movable on its own running gear and designed to be
5 used as a dwelling unit.

6 4. Mobile Home Park. "Mobile Home Park" means a parcel of
7 land, three (3) acres or more, designed and improved to
8 accommodate two (2) or more mobile homes. Spaces are typically
9 leased, and leases generally extend for thirty (30) days or more.

10 5. Factory-Built Housing. "Factory-built housing" means
11 any structure designed primarily for human habitation other than
12 a mobile home, which is prefabricated or assembled at a place
13 other than a building site, in accordance with the provisions of
14 RCW 43.22. Factory-built housing is located and installed in the
15 same manner as conventional housing, except to the extent that
16 construction standards are regulated by the Washington State
17 Department of Labor and Industries or the U.S. Department of
18 Housing and Urban Development.

19 6. Factory-Built Commercial Structures and Commercial
20 Coaches. "Factory-built commercial structures" and "commercial
21 coaches" means any structure designed or used for human occupancy
22 for industrial, educational, assembly, professional or any comm-
23 ercial purposes; which is either entirely or substantially
24 prefabricated or assembled at a place other than a building site.

25 7. Space. "Space" means an area of land within a mobile
26 home park or recreational vehicle park described by the park
27 owner for purposes of lease or rental to accommodate one mobile
28 home or recreational vehicle and its accessory structures.

29 8. Support System. "Support system" means a combination of
30 footers, piers, caps, shims and stabilizing devices (anchoring
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1 equipment), or foundations, capable of supporting a mobile home
2 and securing it to the ground.

3 9. Manager. "Manager" means the manager of the Division of
4 Building and Land Development or his designee.

5 SECTION 2. Resolution 25789, Section 299.23, Ordinance
6 2392, Section 5 and K.C.C. 21.04.650 are each repealed.

7 SECTION 3. Resolution 25789, Section 299.25 and K.C.C.
8 21.04.660 are each repealed.

9 SECTION 4. Resolution 25789, Article 4 (part) and K.C.C.
10 21.08.025 are each amended to read as follows:

11 The following accessory uses only are permitted in an RS
12 zone when a residential use as permitted in Section 21.08.020 has
13 been established on the subject property:

14 (1) Accessory living quarters;

15 (2) ((Private)) Accessory structures, including storage
16 buildings, and private garages designed to accommodate not more
17 than four cars;

18 (3) Small animals (household pets) not to exceed three in
19 any combination thereof, when kept on the same lot as the
20 residence of the owners of such pets;

21 (4) Lodgers, limited to two;

22 (5) Private docks (one only per dwelling unit) and mooring
23 facilities for the sole use of occupants of the premises to
24 accommodate private noncommercial pleasure craft. Docks and
25 moorings shall be accessory to the primary use on the property
26 to which they are contiguous, provided:

27 (A) Structures shall conform to the applicable provi-
28 sions of the shoreline management master program,

29 (B) No part of the structure shall extend more than
30 sixteen feet above the mean high water level,
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1 (C) No structure shall be located closer to a property
2 side line, or property side line extended, than fifteen feet,
3 except that docks may abut property lines for the common use of
4 adjacent property owners, when mutually agreed to by the property
5 owners in a contract recorded with the King County Department of
6 Records and Elections, of which a copy must accompany an applica-
7 tion for a building permit,

8 (D) The total area of moorage shall not exceed six
9 hundred square feet.

10 (E) Covered moorages shall abut upon the natural
11 shoreline,

12 (F) Such structure shall not have width greater than
13 fifty percent of the width of the lot at the natural shoreline
14 upon which it is located,

15 (G) Any boat using such moorage shall not be used as a
16 place of residence when so moored;

17 (6) Foster family day care home, twenty-four hours;

18 (7) Greenhouse, private and non-commercial, for propagation
19 and culture only, with no sales from the premises permitted;

20 (8) Radio tower, amateur;

21 (9) Swimming pools and other recreational facilities for
22 the sole use of occupants of premises and their guests;

23 (10) Day nurseries, accessory to a dwelling where no more
24 than twelve children are cared for at one time, including the
25 children of the resident family, under six years of age;

26 (11) Home occupation; provided the home occupation:

27 (A) Is carried on exclusively by a member or members
28 of a family residing in the dwelling unit,

29 (B) Is clearly incidental and secondary to the use of
30 the property for dwelling purposes with the floor area devoted to
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1 the home occupation not exceeding twenty percent of the living
2 area of the dwelling unit,

3 (C) Has no display or sign not already permitted in
4 the zone,

5 (D) Has no outside storage nor other exterior indica-
6 tion of the home occupation or variation from the residential
7 character of the property,

8 (E) Does not require truck delivery or pickup, nor the
9 installation of heavy equipment, large power tools or power
10 sources not common to a residential dwelling,

11 (F) Does not create a level of noise vibration, smoke,
12 dust, odors, heat or glare beyond that which is common to a resi-
13 dential area, and

14 (G) Does not create a level of parking demand beyond
15 that which is normal to a residential area,

16 (H) Does not include automobile, truck or heavy equip-
17 ment repair, body work or painting; nor parking or storage of
18 heavy equipment including trucks of over one-ton load capacity,
19 nor storage of building materials such as lumber, plasterboard,
20 pipe, paint and the like, for use on other premises;

21 (12) One name plate not exceeding two square feet in area
22 containing the name of the occupant of the premises;

23 (13) Aircraft hangar, provided:

24 (A) No aircraft sales, service, repair, charter or
25 rental shall be permitted on the premises; nor shall storage of
26 any aircraft on the premises for such purposes be permitted,

27 (B) Only one single- or twin-engined noncommercial
28 aircraft (excluding helicopters) shall be accommodated on the
29 premises,
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1 (C) No aviation fuel except that contained in the
2 tank or tanks of the aircraft itself shall be stored on the
3 premises,

4 (D) No hangar shall be allowed except on lots which
5 abut, or have a legal access which is not a county right-of-way
6 to a landing field in conformance with Chapter 21.44,

7 (E) No hangar constructed pursuant to this section
8 shall exceed twenty feet in height above grade, nor have a gross
9 area exceeding three thousand square feet;

10 (14) Beehives, limited to four, provided:

11 (A) Colonies shall be maintained in movable-frame
12 hives at all times,

13 (B) Adequate space shall be maintained in each hive
14 to prevent overcrowding and swarming,

15 (C) Colonies shall be requeened following any swarming
16 or aggressive behavior,

17 (D) All colonies shall be registered with the county
18 agricultural extension agent prior to April 1st of each year;
19 state registration form is acceptable for use with the county,

20 (E) Hives shall not be located within twenty-five
21 feet of any property line, except:

22 (i) When situated eight feet or more above adjacent
23 ground level; or

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

29 (F) Bees living in trees, buildings or any other
30 space except in movable-frame hives; abandoned colonies; or
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1 diseased bees constitute a public nuisance, and shall be abated
2 as set forth in Chapter 21.69.

3 (G) Lots containing more than fifteen thousand square
4 feet, but less than thirty-five thousand square feet of area may
5 have up to sixteen beehives.

6 (H) Lots containing thirty-five thousand square feet
7 or more shall be limited to fifty beehives.

8 SECTION 5. Ordinance 3144, Section 8 (part), Ordinance 2392,
9 Section 6, Resolution 25789 Article 4 (part) and K.C.C. 21.08.090
10 are each amended to read as follows:

11 Limitations on use. Every dwelling unit located in an RS
12 zone shall be subject to the following conditions and limitations:

13 (1) All foundations shall be as provided in the King County
14 building code. Dwellings designed to be supported on piers shall
15 be fully skirted in a manner harmonious with the structure.
16 Cantilever structures extending over four feet above grade may be
17 exempted from the skirting requirement.

18 (2) All structures must obtain a King County building
19 permit, or, in the case of (~~factory-built-housing-and~~) mobile
20 homes, a (~~Washington-State-certification-of-approval- Mobile-~~
21 ~~home-units-must-also-meet-on-site-requirements-contained-in~~
22 ~~Section-18-04-050-)~~) mobile home permit in accordance with the
23 provisions of Ordinance No. 5316.

24 (3) Only one single-family residence is permitted on each
25 lot.

26 SECTION 6. Ordinance 1013, Section 3, 4, Resolution 25789,
27 Section 501, and K.C.C. 21.10.020 are each amended to read as
28 follows:

29 Permitted uses. In an RD 3600 zone, only the following
30 uses are permitted and as hereinafter specifically provided and
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1 allowed by this chapter, subject to the off-street parking re-
2 quirements and the general provisions and exceptions set forth
3 in this title beginning with Chapter 21.46.

4 (1) Any use permitted in an RS zone; provided all such uses
5 shall conform to the conditions set forth for each in the RS
6 classification, except that for dwellings the yards and open
7 spaces required by this classification shall apply;

8 (2) Day nurseries, provided:

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

11 (b) if conducted as a nursery school on the same site
12 with a public or private school or a church;

13 (3) Day nurseries subject to the issuance of a conditional
14 use permit; provided the following minimum conditions are met;

15 (a) The building site contains a minimum of thirty-five
16 thousand square feet and at least two thousand square feet of site
17 area for each child cared for,

18 (b) No more than fifty children are cared for at one
19 time,

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

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

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

27 (f) One stationary, nonflashing sign not exceeding
28 sixteen square feet in area shall be permitted,

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

3 (4) A duplex, or a two-family dwelling. If only a single-
4 family dwelling exists on a lot, on the effective date of this
5 title,* any additional dwelling unit shall be attached to and
6 made a part of the building containing the existing dwelling unit;

7 (5) Accessory buildings, structures and uses, including but
8 not limited to the following:

9 (a) Accessory buildings, structures and uses as set
10 forth in the RS classification, and under the same conditions set
11 forth for each therein, except that where more than one dwelling
12 unit is involved, private garages shall be limited to accommoda-
13 ting not more than two cars for each dwelling unit, and an
14 accessory boathouse or hangar shall be limited to accommodating
15 not more than one private noncommercial pleasure craft for each
16 dwelling unit on the premises,

17 (b) If only a single-family dwelling exists on the lot,
18 not more than four lodgers are permitted. If two dwelling units
19 exist on the lot, then not to exceed two lodgers per dwelling
20 unit are permitted;

21 (6) Signs as follows:

22 (a) Nameplates not exceeding two square feet in area
23 containing the name of the occupant of the premises,

24 (b) One unlighted sign not exceeding six square feet
25 in area pertaining only to the sale, lease or hire of only the
26 particular building, property or premises upon which displayed,

27 (c) One unlighted identification sign not more than
28 twelve square feet in area, provided such sign shall not extend
29 into any required yard or open space on the lot or site;

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*See Section 21.70.010

1 (7) Uses on transitional lots - one dwelling unit for each
 2 two thousand four hundred square feet of lot area when the lot or
 3 building site upon which such units are located as a side line
 4 abutting a lot or lots classified for RM 1800, RM 900, B, C or M
 5 purposes whether or not an alley intervenes, but in no case shall
 6 the property used for such transitional use consist of more than
 7 one lot or be more than ninety feet in width, whichever is the
 8 least nor be used to a depth greater than the extent to which
 9 the side property line is common with property classified for such
 10 heavier uses;

11 (8) Mobile home parks as provided in Ordinance No. 5316

12 ~~((8))~~ (9) Planned unit development as provided in
 13 Chapter 21.56;

14 ~~((9))~~ (10) Unclassified uses as provided in Chapter 21.44.

15 SECTION 7. Ordinance 3145 Section 1, Ordinance 1013,
 16 Section 5, Resolution 35256 (part), Resolution 25789, Section 601
 17 and K.C.C. 21.12.020 are each amended to read as follows:

18 Permitted uses. In an RM 2400 zone only the following
 19 uses are permitted and as hereinafter specifically provided and
 20 allowed by this chapter, subject to the off-street parking
 21 requirements and the general provisions and exceptions set forth
 22 in this title beginning with Chapter 21.46.

23 (1) Any use permitted in the RD 3600 classification;
 24 provided all such uses shall conform to the conditions set forth
 25 in the classification in which they are first permitted, except
 26 that for dwellings the yards, open spaces and lot coverage
 27 established by this classification shall apply;

28 (2) Multiple-dwelling units;

29 (3) Day nurseries, provided:

30 (A) Buildings, structures and play equipment areas
 31 shall not be closer than twenty feet to any property line,
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1 (B) The play area shall be completely enclosed to a
2 minimum height of six feet with a solid wall or fence,

3 (C) A minimum of three off-street parking spaces plus
4 one parking space for each employee shall be provided,

5 (D) One stationary, nonflashing sign not exceeding
6 sixteen square feet in area shall be permitted;

7 (4) Accessory uses, buildings and structures as set forth
8 in the RS and RD 3600 classification and subject to conditions set
9 forth for each therein;

10 (5) Signs, as follows:

11 (A) Nameplates not exceeding two square feet in area
12 containing the name of the occupant of the premises,

13 (B) One identification sign not exceeding twelve square
14 feet in area; provided such sign shall not extend into any
15 required yard or open space on the lot or site,

16 (C) One unlighted sign not exceeding six square feet in
17 area pertaining only to the sale, lease, or hire of only the
18 particular building, property or premises upon which displayed;

19 (6) Retirement home, subject to the issuance of a condition-
20 al use permit, provided:

21 (A) The housing shall be for the low-income elderly and
22 the zoning adjustor shall impose necessary standards and controls
23 to assure such continued use, or find the development to be owned
24 by or limited to said use by contract with federal, state or
25 county government.

26 (B) The use shall be functionally related to public
27 transportation,

28 (C) The lot area per dwelling unit shall not be less
29 than twelve hundred square feet,
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1 (D) The amount of off-street parking required shall not
2 be less than one parking space per four dwelling units;

3 (7) Medical-dental clinic as defined in Section 21.04.430,
4 subject to the issuance of a conditional use permit, provided:

5 (A) The architectural design, scale and building
6 materials shall be residential in character and compatible with
7 surrounding uses.

8 (B) No buildings may exceed thirty feet in height.

9 (C) The site shall be functionally convenient to a
10 developed secondary arterial.

11 (D) Wherever the site has a common property line with
12 RS or S classified property, along such common property line
13 there shall be a twenty-five foot building setback within which
14 shall be installed and maintained a planting screen not less than
15 ten feet in width. The planting strip shall consist of evergreen,
16 broadleaf or coniferous trees with such maturity and spacing as
17 to form an effective six-foot-high visual screen within two years.
18 Said planting screen shall be planted according to accepted
19 practice in good soil, irrigated as necessary and maintained in
20 good condition at all times. Planting screens required in this
21 section shall be planted as a front and/or side yard improvement
22 at or before the time of completion of the first building, or
23 within reasonable time thereafter, giving due consideration to
24 planting season.

25 (E) One sign only, unlighted and residential in
26 character, shall be allowed, not to exceed sixteen square feet in
27 area per face, two faces only being permitted.

28 (F) Any right-of-way needed for street improvements
29 shall be dedicated as required by the King County Department of
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1 Public Works, prior to issuance of any building permit or the
2 site.

3 (G) The adjustor may impose any additional conditions
4 relating to building setback, screening, landscaping, street
5 improvements, internal circulation and building placement necess-
6 ary to insure compatibility with the surrounding area, or to
7 mitigate adverse impacts on the surrounding area;

8 (8) Mobile home parks as provided in Ordinance No. 5316.

9 ~~((8))~~ (9) Uses on transitional lots, one dwelling unit
10 for each eighteen hundred square feet of lot area when the lot
11 or building site upon which it is located has a side line abutting
12 a lot or lots classified for RM 900, B, C or M purposes, whether
13 or not an alley intervenes. In no case shall the property used
14 for such transitional use consist of more than one lot or exceed
15 a width of ninety feet, whichever is the least, nor be used to a
16 depth greater than the extent to which the side property line is
17 common with property classified for such heavier uses;

18 ~~((9))~~ (10) Planned unit development as provided in
19 Chapter 21.56;

20 ~~((10))~~ (11) Unclassified uses as provided in Chapter
21 21.44.

22 SECTION 8. Resolution 25788, Section 801 and K.C.C.
23 21.16.020 are each amended to read as follows;

24 In an RM 900 zone the following uses only are permitted
25 and as hereinafter specifically provided and allowed by this
26 chapter, subject to the off-street parking requirements and
27 general provisions and exceptions set forth in this title begin-
28 ning with Chapter 21.46.

29 (1) Any use permitted in an RM 1800 zone, provided all such
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1 uses shall conform to the conditions set forth in the zone in
2 which they are first permitted except that for dwellings, rest
3 homes, nursing homes and convalescent homes, the yards, open
4 spaces, and lot coverage permitted by this classification shall
5 apply;

6 (2) Accessory uses, buildings and structures as set forth
7 in the RS classification except that where more than one dwelling
8 unit is located on the premises private garages shall be limited
9 to accommodating not more than two cars for each dwelling unit and
10 a boat house shall be limited to accommodating not more than one
11 private noncommercial pleasure craft for each dwelling unit on the
12 premises;

13 (3) Apartment hotels;

14 (4) Hospitals, except mental and alcoholic, provided:

15 (a) All buildings and structures shall maintain a
16 distance of not less than forty-five feet from the property front
17 line and not less than twenty feet from any R classified property,

18 (b) A solid wall or view-obscuring fence or hedge not
19 less than five feet nor more than six feet in height shall be
20 established and maintained on any exterior boundary line which is
21 a common property line with "R" classified property, when such "R"
22 classified property is used for residential purposes; provided,
23 that on any portion of such common property line constituting the
24 depth of the required front yard on the "R" classified property
25 such fence, wall or hedge shall not be less than thirty-six inches
26 nor more than forty-two inches in height;

27 (5) Hotels, provided:

28 (a) Restaurants, cocktail lounges and specialty shops
29 are permitted accessory uses provided the floor area devoted to
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1 such uses shall not exceed twenty percent of the total floor area
2 and entry to such uses shall be from within the main building,

3 (b) All buildings and structures shall maintain a
4 distance of not less than twenty feet from any lot in an R zone,

5 (c) A solid wall or view-obscuring fence or hedge not
6 less than five feet nor more than six feet in height shall be
7 established and maintained on any exterior boundary line which is
8 a common property line with "R" classified property when such "R"
9 classified property is used only for residential purposes, except
10 that on any portion of such common property line constituting the
11 depth of the required front yard on the "R" classified property
12 such fence, wall or hedge shall not be less than thirty-six inches
13 nor more than forty-two inches in height;

14 (6) Motels, provided:

15 (a) Restaurants, cocktail lounges and specialty shops
16 are permitted accessory uses provided the floor area devoted to
17 such uses shall not exceed twenty percent of the total floor area
18 and entry to such uses shall be from within the main building,

19 (b) All buildings and structures shall maintain a
20 distance of not less than twenty feet from any lot in an R zone,

21 (c) A solid wall or view-obscuring fence or hedge not
22 less than five feet nor more than six feet in height shall be
23 established and maintained on any exterior boundary line which is
24 a common property line with "R" classified property when such "R"
25 classified property is used only for residential purposes, except
26 that on any portion of such common property line constituting the
27 depth of the required front yard on the "R" classified property
28 such fence, wall or hedge shall not be less than thirty-six inches
29 nor more than forty-two inches in height;

1 (7) Private clubs and fraternal societies, except those the
2 chief activity of which is a service customarily carried on as a
3 business, provided:

4 (a) All buildings and structures shall maintain a dis-
5 tance not less than twenty feet from any lot in an R zone,

6 (b) A solid wall or view-obscuring fence or hedge not
7 less than five feet nor more than six feet in height shall be
8 erected and maintained on any exterior boundary line which is a
9 common property line with "R" classified property when such "R"
10 classified property is used for residential purposes, except that
11 on that portion of such common property line constituting the
12 depth of the required front yard on the "R" classified property
13 such wall, fence or hedge shall be not less than thirty-six
14 inches nor more than forty-two inches in height;

15 (8) Professional offices and medical-dental buildings and
16 clinics as defined in this title, provided:

17 (a) All buildings and structures shall maintain a
18 distance not less than twenty feet from any lot in an RS, S or
19 G zone,

20 (b) A solid wall or view-obscuring fence or hedge not
21 less than five feet nor more than six feet in height shall be
22 erected and maintained on an exterior boundary line which is a
23 common property line with "R" classified property when such "R"
24 classified property is used for residential purposes, except that
25 on that portion of such common property line constituting the
26 depth of the required front yard on the "R" classified property
27 such wall, fence or hedge shall be not less than thirty-six
28 inches nor more than forty-two inches in height;

29 (9) Retirement home, subject to the issuance of a condi-
30 tional use permit, provided:
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1 (a) The housing shall be for the low-income elderly and
2 the board of adjustment shall impose necessary standards and
3 controls to assure such continued use, or find the development to
4 be owned by or limited to said use by contract with federal,
5 state or county government,

6 (b) The use shall be functionally related to public
7 transportation,

8 (c) The lot area per dwelling unit shall not be less
9 than four hundred fifty square feet,

10 (d) The amount of off-street parking required shall not
11 be less than one parking space per four dwelling units;

12 (10) Sanitariums, provided:

13 (a) All buildings and structures shall maintain a
14 distance not less than twenty feet from any lot in an R zone,

15 (b) A solid wall or view-obscuring fence or hedge not
16 less than five feet or more than six feet in height shall be
17 erected and maintained on any exterior boundary line which is a
18 common property line with "R" classified property when such "R"
19 classified property is used for residential purposes, except that
20 on that portion of such common property line constituting the
21 depth of the required front yard on the "R" classified property
22 such wall, fence or hedge shall be not less than thirty-six
23 inches or more than forty-two inches in height;

24 (11) Signs, as follows:

25 (a) One identification sign not exceeding two square
26 feet in area containing the name of the occupant of the premises,

27 (b) One double-faced or one single-faced identification
28 sign not exceeding sixteen square feet per face for multiple
29 dwellings and other permitted structures provided such sign shall
30 not be located in any required yard or open space on the premises,
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1 and if the sign is lighted it shall be stationary and nonflashing,

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

6 ~~((12) Trailer-parks, provided:~~

7 ~~(a)--The minimum site area for a trailer park shall be~~
8 ~~not less than three acres,~~

9 ~~(b)--There shall be at least two thousand square feet of~~
10 ~~site area per trailer space,~~

11 ~~(c)--The property use for a trailer park shall have no~~
12 ~~access from a major or secondary street,~~

13 ~~(d)--Any driveways providing entrance to or exit from~~
14 ~~the trailer park shall not be closer than fifty feet to a street~~
15 ~~intersection measured from the street line established by an~~
16 ~~offician control for either of the streets at the intersection,~~

17 ~~(e)--A solid wall or view obscuring fence or hedge not~~
18 ~~less than five feet nor more than six feet in height shall be~~
19 ~~established and maintained across the full width of the site and~~
20 ~~such wall, fence or hedge shall be located on, or to the rear of,~~
21 ~~the rear line of the required front yard, on corner lots and~~
22 ~~reverse corner lots such a wall, fence or hedge shall also be~~
23 ~~installed and maintained along the side street of the site, and~~
24 ~~shall observe the required yard on such side street side,~~

25 ~~(f)--A solid wall or view obscuring fence or hedge not~~
26 ~~less than five feet nor more than six feet in height shall be~~
27 ~~established and maintained on any exterior boundary line which~~
28 ~~is a common property line with "R" classified property, except~~
29 ~~that on any portion of such common property line constituting the~~
30 ~~depth of the required front yard on the "R" classified property~~
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1 no-such-fence,-wall-or-hedge-shall-be-required,

2 (g)--If-there-are-any-openings-in-the-required-wall,
3 fence-or-hedge-for-driveway-purposes,-such-openings-shall-not
4 be-wider-than-thirty-feet,

5 (h)--No-residence-shall-be-permitted-on-the-trailer-park
6 site-except-a-residence-for-the-owner-or-manager-of-such-trailer
7 park,

8 (i)--The-trailer-park-must-meet-all-requirements-of-the
9 King-County-health-department-covering-the-establishments-of-the
10 King-County-health-department-covering-the-establishment-of
11 mobile-home-parks,

12 (j)--A-surety-bond-guaranteeing-to-the-county-the
13 installation-of-walls,-fences-or-hedges-required-herein-is-posted
14 prior-to-the-issuance-of-any-permits-to-construct-the-park,))

15 (12) Mobile home parks as provided in Ordinance No. 5316.

16 (13) Planned unit development as provided in Chapter 21.56;

17 (14) Unclassified uses as provided in Chapter 21.44.

18 (15) Mortuaries, provided a conditional use permit has been
19 granted and provided:

20 (a) All buildings and structures shall maintain a
21 distance not less than twenty feet from any lot in an R zone,

22 (b) A solid wall or view-obscuring fence or hedge not
23 less than five feet nor more than six feet in height shall be
24 erected and maintained on an exterior boundary line which is a
25 common property line with "R" classified property when such "R"
26 classified property is used for residential purposes, except that
27 on that portion of such common property line constituting the
28 depth of the required front yard on the "R" classified property,
29 such wall, fence or hedge shall be not less than thirty-six
30 inches nor more than forty-two inches in height;

1 (16) Uses rendering governmental, social or personal
2 services to the individual; business offices and banks provided:

3 (a) Must be located on a road developed to at least
4 the secondary arterial standards of King County,

5 (b) The use shall not include the sale or handling of
6 commodities except when accessory to and incidental to the
7 service provided,

8 (c) All buildings and structures shall maintain a
9 distance not less than twenty feet from any lot in an RS, S or
10 G zone,

11 (d) A solid wall or view-obscuring fence or hedge not
12 less than five feet nor more than six feet in height shall be
13 erected and maintained on an exterior boundary line which is a
14 common property line with "R" classified property when such "R"
15 classified is used for residential purposes, except that on that
16 portion of such common property line constituting depth of the
17 required front yard on the "R" classified property such wall,
18 fence or hedge shall be not less than thirty-six inches nor more
19 than forty-two inches in height,

20 (e) The uses do not have, within the building or on the
21 premises, warehouse space or storage space for machinery,
22 equipment or materials;

23 (17) Private parking area for employees of establishments
24 located in a "B", "C", or "M" zone, provided:

25 (a) The parking area serves "B", "C" or "M" uses
26 adjoining or directly across a street or alley from such parking
27 area,

28 (b) Access to such parking area shall only be from the
29 business or industrial zoned property it is intended to serve,
30 or from the the alley or street which intervenes,
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1 (c) There shall be installed along the entire length of
2 all street property lines of the lot used for such parking
3 purpose a continuous fence, hedge or wall five feet in height
4 located no closer to the street property line than ten feet and
5 the area between the fence and the street lot line shall be
6 landscaped and maintained with grass, hardy evergreen shrubs or
7 ground cover,

8 (d) A solid wall or view-obscuring fence or hedge not
9 less than five feet nor more than six feet in height shall be
10 erected and maintained on any exterior boundary line which is a
11 common property line with "R" classified property,

12 (e) The parking area shall be developed as required by
13 Chapter 16.74, "Off-Street Parking Facilities," and no such
14 area shall be used for an automobile, trailer or boat sales area
15 or for the accessory storage of such vehicles.

16 SECTION 9. Ordinance 3594, Section 3, and K.C.C. 21.22.025
17 are each amended to read as follows:

18 Permitted uses - Nonagricultural. In an A zone, the follow-
19 ing nonagricultural and conditional uses only are permitted and
20 as hereinafter specifically provided and allowed by this Chapter,
21 subject to the off-street parking requirements, loading and un-
22 loading requirements, the general provisions and exceptions set
23 forth in this title beginning with Chapter 21.46, and subject to
24 the provisions of the King County shoreline management master
25 program where applicable:

26 (1) A one-family dwelling and accessory buildings and
27 uses; (~~provided that if the dwelling is factory-built housing~~
28 ~~or a mobile home, it must be certified by the State of Washington,~~
29 ~~and if the dwelling is a mobile home, it must also meet on-site~~
30 ~~requirements contained in Section 18.04.0507))~~

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

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

13 (4) Public utility facilities such as telephone exchanges,
14 sewage or water pumping stations, electrical distribution sub-
15 stations, water storage reservoirs or tanks necessary for the
16 distribution and transmission of services for the area including
17 accessory microwave transmission facilities and towers;

18 (5) Schools and churches;

19 (6) Recreational facilities, community noncommercial,
20 including clubhouse facilities, shall be permitted as conditional
21 uses, provided:

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

28 (B) Any building or structure on the site shall main-
29 tain a distance not less than twenty-five feet from any abutting
30 R, S or G classified property,

31 (C) Any lights provided to illuminate any building or
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1 recreational area shall be so arranged as to reflect the light
2 away from any adjacent premises upon which a dwelling unit is
3 located,

4 (D) The site shall be located upon, or have adequate
5 access to a secondary arterial;

6 (7) Signs as follows:

7 (A) One single-faced unlighted identification sign not
8 exceeding twelve square feet in area; provided, such sign shall
9 not be located in any required yard or open space on 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 (8) Unclassified uses as provided in Chapter 21.44,
15 consistent with the purpose of this chapter as stated in Section
16 21.22.010, and excluding airports and heliports;

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

21 (A) The number of employees involved and the physical
22 scale is such that there is no substantial traffic involved and
23 the building intensity and character is consistent with the
24 surroundings,

25 (B) There are adequate facilities provided to handle
26 sewer and water needs and the processes do not violate air or
27 water pollution standards,

28 (C) This use is not located within a one-hundred-year
29 floodplain, Expansion of any existing facilities in the flood-

1 plain shall be limited to structural alterations and increases in
2 floor area required by law for health and safety reasons;

3 (10) Home occupations; provided the home occupation:

4 (A) Is carried on exclusively by a member or members
5 of a family residing in the main dwelling unit on the premises,

6 (B) Is clearly incidental and secondary to the use of
7 the property for agricultural purposes,

8 (C) Has no display or sign not already permitted in
9 the zone,

10 (D) Has no outside storage nor other exterior indica-
11 tion of the home occupation or variation from character of the
12 area,

13 (E) Does not require truck delivery or pickup, nor the
14 installation of heavy equipment, large power tools or power
15 sources not common to an agricultural area,

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

19 (G) Does not create a level of parking demand beyond
20 that which is normal to an agricultural area.

21 SECTION 10. Ordinance 3095, Section 2, Ordinance 2392,
22 Section 9, Ordinance 385, Section 1 (part), Resolution 25789,
23 Section 1201 and K.C.C. 21.24.020 are each amended to read as
24 follows:

25 Permitted uses. In a G zone, the following uses only are
26 permitted and as hereinafter specifically provided and allowed
27 by this chapter subject to the yard and open space requirements
28 as indicated for each classification of uses and to the off-
29 street parking requirements, loading area requirements and the
30 general provisions and exceptions set forth in this title
31 beginning with Chapter 21.46. Any use made subject to the
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1 granting of a conditional use permit as set forth in the
2 classification in which such use is first permitted shall conform
3 to such requirements before being allowed to locate in a G zone:

4 (1) Any use permitted in the RS, S and A zones,
5 except a planned unit development; provided, that if a permitted
6 dwelling is factory-built housing or a mobile home, it must be
7 certified by the State of Washington or the U.S. Department of
8 Housing and Urban Development, and if the dwelling is a mobile
9 home, it must also meet (~~(on-site-requirements)~~) the standards
10 contained in (~~(Section-18-04-050)~~) Ordinance No. 5316.

11 (2) Unclassified uses as provided in Chapter 21.44.

12 SECTION 11. Resolution 25789 and K.C.C, 21.28.020 are each
13 amended to read as follows:

14 Any of the following types of uses which can meet the
15 following standards are permitted and allowed by this classifica-
16 tion subject to the limitations set forth herein:

17 (1) Any on-premises retail enterprise dispensing food or
18 commodities (but not including automobiles, trailers, boats and
19 heavy-duty equipment), and which may involve only incidental
20 and limited fabrication or assembly or commodities;

21 (2) Business offices and any type of use rendering profess-
22 ional services or personal services to the individual;

23 (3) Hospitals, except mental and alcoholic hospitals;

24 (4) Hotels and motels, except apartment hotels'

25 (5) Enterprises providing entertainment and recreation;
26 provided, however, that the operation of an adult theater shall
27 be prohibited within five hundred feet of an R or S zone and,
28 provided further, that adult theaters shall not be operated
29 concurrently within five hundred feet of, nor within the same
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1 structure as, the operation of any other theater;

2 (6) Lodges, private clubs and fraternal societies;

3 (7) Moorages for private pleasure craft;

4 (8) Mortuaries;

5 (9) Any public utility installation relating directly
6 to the distribution of services including switching and trans-
7 mission stations, but not including warehouses, service yards or
8 the like unless otherwise permitted by this title;

9 (10) Public off-street parking facilities, whether publicly
10 or privately owned and operated, provided any area so used shall
11 not be used for a vehicle, trailer or boat sales area or for the
12 accessory storage of such vehicles;

13 (11) Automobile rental;

14 (12) Churches;

15 (13) Public office buildings, art galleries, museums,
16 libraries, police and fire stations;

17 (14) Signs, without limitation as to size and the number,
18 and outdoor advertising structures;

19 (15) Recreational vehicle parks as provided in Ordinance
20 No. 5316.

21 ((15)) (16) Planned unit developments as provided in
22 Chapter 21.56.

23 SECTION 12. Resolution 25789 and K.C.C. 21.28.030 are each
24 amended to read as follows:

25 Limitation on uses. Every use locating in a B-C zone shall
26 be subject to the following further conditions and limitations:

27 (1) All uses shall conform to the general provisions and
28 exceptions, off-street parking requirements and loading area
29 requirements set forth in this title beginning with Chapter 21.46
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1 and all parking lots and parking areas and loading areas shall be
2 surfaced, screened, developed and maintained as required by
3 Chapter 16.74;

4 (2) All uses shall be conducted wholly within an entirely
5 enclosed building except:

- 6 (a) Automobile service stations;
7 (b) Drive-in restaurants;
8 (c) Public utility installations;
9 (d) Meter and control stations of a public utility;
10 (e) Moorage for private pleasure craft;
11 (f) Outdoor advertising structures;
12 (g) Parking lots and parking and loading areas;
13 (h) Growing stock in connection with horticultural
14 nurseries whether the stock is in open ground, pots or containers

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16 (i) Automatic car wash as an accessory use to a service
17 station. Car wash activity to be within an entirely enclosed
18 building ((-)) i

19 (j) Recreational vehicle parks.

20 (3) Any areas used as set forth in paragraph (2) of this
21 section, except public utility installations, moorages and
22 outdoor advertising structures shall be improved and maintained
23 as required for off-street parking areas in Chapter 16.74;

24 (4) In the case of automobile service stations, the leading
25 edge of the pump islands shall not be closer than fifteen feet to
26 any street property line;

27 (5) All products made incident to a permitted use which are
28 manufactured, processed or treated on the premises shall be sold
29 only on the premises and only at retail;
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1 (6) Any repairing done on the premises shall be incidental
2 only, and limited to custom repairing of the types of merchandise
3 sold on the premises at retail. The floor area devoted to such
4 repairing shall not exceed thirty percent of the total floor area
5 occupied by the particular enterprise, except that the limitations
6 of this paragraph shall not apply to shoe, radio, television or
7 other small household appliance repair service;

8 (7) Storage shall be limited to accessory storage of
9 commodities sold at retail on the premises or materials used in
10 the limited fabrication of commodities sold at retail on the
11 premises;

12 (8) No dwelling units, whether single-family, two-family
13 or multiples, are permitted in a B-C zone except as allowed in
14 connection with a church or a dwelling unit for resident manager,
15 a resident owner or caretaker or as permitted within an approved
16 recreational vehicle park;

17 (9) Use of cleaning agents shall be limited to non-flammable
18 and explosive fluids with a flash point above one hundred
19 thirty-eight and five-tenths degrees Fahrenheit in a closed
20 safety cleaning system;

21 (10) Any building or structures or portion thereof used to
22 house animals in connection with small animal hospitals and
23 clinics shall be sound-proofed; the animal runs shall be surfaced
24 with concrete or other impervious material; there shall be no
25 burning of refuse or dead animals; drainage shall be away from
26 adjoining properties;

27 (11) All operations conducted on the premises shall not be
28 objectionable beyond the property boundary lines by reasons of
29 noise, odor, fumes, gases, smoke, steam, vibration, hazard or
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1 other causes, and any use the operation of which produces odor,
 2 fumes (toxic or nontoxic), gases, air-borne solids or other
 3 atmospheric contaminants shall be allowed to locate only if
 4 conforming in every respect to any rules and regulations
 5 established by an applicable and qualified public agency;

6 (12) If a building site has a boundary line which is a
 7 common line with "R" or "S" classified property, a wall or view-
 8 obscuring fence or hedge not less than five feet nore more than
 9 six feet in height shall be installed and maintained for
 10 screening purposes and controlling access, Where the wall of a
 11 building is on such common property line, no separate wall or
 12 fence need be installed along that portion of the common property
 13 line occupied by the wall of the building. Public utility
 14 installations need not fence along such lines provided the
 15 conditions set forth in Section 21.08.020 (12) (c) are maintained
 16 adjacent to common boundaries with "R" or "S" classified property.

17 SECTION 13. Resolution 25789 and K.C.C. 21.30.028 are each
 18 amended to read as follows:

19 Permitted uses - accessory and restricted. In a C-G zone,
 20 the following accessory and restricted uses are permitted:

21 (1) Accessory buildings and uses customarily incidental to
 22 any of the uses permitted in this chapter when located on the
 23 same site with the main building;

24 ~~((2)--Trailer-parks,--provided:~~

25 ~~(A)--The-minimum-site-area-for-a-trailer-park-shall-be~~
 26 ~~not-less-than-three-acres,~~

27 ~~(B)--There-shall-be-at-least-two-thousand-square-feet~~
 28 ~~of-site-area-per-trailer-space,~~

29 ~~(C)--The-property-used-for-a-trailer-park-shall-have~~
 30 ~~access-from-a-major-or-secondary-arterial,~~

1 (D)--Driveways shall not be closer than fifty feet to
 2 a street intersection measured from the street line established
 3 by an official control for either of the streets at the
 4 intersection;

5 (E)--A solid wall or view-obscuring fence or hedge not
 6 less than five feet nor more than six feet in height shall be
 7 established and maintained across the full width of the site and
 8 the wall, fence or hedge shall be located on or to the rear of
 9 the rear line of the required front yard, on corner lots and
 10 reverse corner lots such a wall, fence or hedge shall also be
 11 installed and maintained along the side street side of the site,
 12 and shall observe the required yard on such side street side;

13 (F)--A solid wall or view-obscuring fence or hedge not
 14 less than five feet nor more than six feet in height shall be
 15 established and maintained on any exterior boundary line which is
 16 a common property line with R-classified property;

17 (G)--If there are any openings in the required wall,
 18 fence or hedge for driveway purposes, such openings shall not be
 19 wider than thirty feet;

20 (H)--No residence shall be permitted on the trailer
 21 park site except one residence for the owner or manager of the
 22 trailer park;

23 (I)--The trailer park must meet all requirements of
 24 the health department covering the establishment of mobile home
 25 parks;

26 (J)--A surety bond guaranteeing to the county the
 27 installation of walls, fences or hedges required herein is posted
 28 prior to the issuance of any permits to construct the park;)

29 (2) Recreational vehicle parks as provided in Ordinance
 30 No. 5316.

1 (3) Planned unit development as provided in Chapter 21.44.

2 (4) Unclassified use as provided in Chapter 21.44.

3 SECTION 14. Ordinance 2986, Section 4, Ordinance 1789,
4 Sections 2 and 3, Ordinance 1617, Section 2, Ordinance 1389,
5 Section 1, Resolution 33159, Resolution 25789, Section 2202, and
6 K.C.C. 21.44.030 are each amended to read as follows:

7 Uses requiring conditional use permit. The following uses
8 may locate subject to the issuance of a conditional use permit
9 processed as provided in Chapter 21.58.

10 (1) Cemeteries, provided:

11 (a) No building shall be located closer than one
12 hundred feet from any boundary line,

13 (b) A protective fence and a landscaped strip of
14 evergreen trees and shrubs at least ten feet in width shall be
15 installed on all common boundary lines with R or S zoned property;

16 (2) Columbariums, crematories and mausoleums, provided
17 these uses are specifically excluded from all R zones unless
18 inside a cemetery;

19 (3) Commercial establishments or enterprises involving
20 large assemblages of people or automobiles as follows, provided
21 these uses are specifically excluded from all R, S-E and F-R
22 zones:

23 (a) Amusement parks,

24 (b) Boxing and wrestling arenas,

25 (c) Ball parks,

26 (d) Fairgrounds and rodeos,

27 (e) Golf driving ranges,

28 (f) Labor camps (transient),

29 (g) Drive-in theater; provided, that no adult theater
30 shall be operated within five hundred feet of an R or S zone or
31 at a drive-in theater as defined King County Code 21.04.640
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1 whose screen may be viewed from a public right-of-way or an R or
2 zone,

3 (h) Race tracks, drag strips, motorcycle hills and
4 Go-Kart tracks,

5 (i) Stadiums;

6 (4) Educational institutions not otherwise permitted;

7 (5) Fire stations, including spaces for municipal offices
8 and utility district offices, when located in any R, S, G or A
9 zone, provided the following conditions are conformed to:

10 (a) All buildings and structures shall maintain a
11 distance of not less than twenty feet from any property line that
12 is a common property line with R-zoned property, and

13 (b) Any building from which fire-fighting equipment
14 emerges onto a street shall maintain a distance of thirty-five
15 feet from such street,

16 (c) Open storage shall be prohibited,

17 (d) Overnight parking and maintenance of municipal of
18 utility vehicles shall be within an enclosed structure which is
19 compatible in size and design with the surrounding area;

20 (6) Hospitals, mental and alcoholic, provided they are
21 specifically excluded from all RS, RD, RM-2400, RM-1800 and S
22 zones;

23 (7) Institutions for training of religious orders;

24 (8) Kennels, provided that the minimum site area is five
25 acres and that the buildings housing such use and animal runs
26 shall not be closer than one hundred fifty feet to any boundary
27 property line of the premises and that they are specifically
28 excluded from all R zones. The zoning adjustor may require such
29 additional setback, fencing, screening or soundproofing
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1 requirements as it deems necessary to ensure the compatibility of
2 the kennel with surrounding development;

3 (9) Radio, microwave or television transmitters, towers and
4 appurtenances;

5 (10) Recreational areas, commercial, including yacht clubs,
6 beach clubs, tennis clubs, parks, ski areas, marinas and similar
7 activities;

8 (11) Universities and colleges, including dormitories and
9 fraternity and sorority houses when on campus;

10 (12) Hobby kennels, provided the following conditions are
11 conformed to:

12 (a) The number of animals permitted shall be
13 established by the zoning adjustor based on such factors as
14 animal size, type and characteristics or the breed and the amount
15 of lot area; provided, that the maximum number shall not exceed
16 ten where the lot area contains thirty-five thousand square feet
17 or more and the maximum number shall not exceed five where the
18 lot area is less than thirty-five thousand square feet,

19 (b) All open-air run areas shall be completely
20 surrounded by a six-foot fence set back at least twenty feet from
21 all property lines,

22 (c) No commercial signs or other appearances
23 advertising kennel are permitted on the property,

24 (d) The adjustor shall consider the review and
25 recommendations of the Division of Animal Control and Building
26 and Land Development Division,

27 (e) The adjustor may require additional setback,
28 fencing, screening or soundproofing requirements as he deems
29 necessary to ensure the compatibility of the hobby kennel with
30 surrounding development;

1 Provided further, should the Division of Animal Control, in
2 the course of enforcing the provisions of Chapter 11.04, observe
3 violations of the conditional use permit, they shall notify in
4 writing the Building and Land Development Division of such
5 violation; and the Building and Land Development Division shall
6 petition the zoning adjustor to initiate proceedings to revoke a
7 conditional use permit for a hobby kennel in accordance with
8 King County Code 21.66;

9 (13) Commercial establishments or enterprises involving open
10 recreational uses of land as follows, provided these uses are
11 specifically excluded from all R and S zones;

- 12 (a) Campgrounds,
13 (b) Camps, such as boy scout, girl scout, church,
14 Y.W.C.A., Y.M.C.A., and similar types,
15 (c) Recreational camps and resorts,
16 (d) Outdoor stage theaters;
17 (e) Recreational vehicle parks as provided in
18 Ordinance No. 5316.

19 (14) Hunting and fishing camps, gun clubs and rifle and
20 pistol ranges, provided these uses are specifically excluded
21 from all R and S zones, and provided further, the following
22 conditions are conformed to:

23 (a) All installations shall be located at such a
24 distance from adjoining property lines as will protect abutting
25 property from hazard, noise or dust; provided, that a minimum
26 distance of fifty feet shall be maintained,

27 (b) Firing ranges shall be designed so as to prevent
28 stray or ricocheting bullets or pellets from leaving the
29 property,
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1 (c) Plans submitted with the application shall, at a
 2 minimum, show location of all buildings, parking areas and access
 3 points; safety features of the firing range; provisions for
 4 reducing noise produced on the firing line; elevations of the
 5 range showing target area, backdrops or butts; and location of
 6 buildings on adjoining properties.

7 SECTION 15. Resolution 25789 and K.C.C, 21.56.080 are
 8 each amended to read as follows:

9 Uses permitted. In a residential planned unit development,
 10 only the following uses are permitted:

11 (1) Dwellings, one-family, two-family or multiple family;

12 (2) Accessory incidental retail and other nonresidential
 13 uses, which are integrated into the project by design, may be
 14 specifically and selectively authorized. Permitted accessory
 15 retail uses shall be designed and scaled to serve only as a
 16 convenience to the inhabitants of the project. Retail uses may
 17 be permitted only when the project qualifies for at least two
 18 bonus units per acre, without multiplier, as provided in Section
 19 21.56.160;

20 (3) Recreational facilities including, but not limited to,
 21 tennis courts, swimming pools and playgrounds;

22 (4) Schools, libraries and community halls ((7))

23 ~~((5)--Mobile-home-park, provided:~~

24 ~~(A)--Mobile-homes-shall-not-be-occupied-until-a-permit~~
 25 ~~has-been-issued-as-required-in-Section-18.04.050.~~

26 ~~(B)--A-permit-to-operate-a-mobile-home-park-is-obtained~~
 27 ~~as-required-in-Chapter-18.12.~~

28 ~~(C)--The-number-of-mobile-homes-permitted-shall-be~~
 29 ~~determined-in-the-same-manner-as-provided-for-dwelling-units~~
 30 ~~under-Section-21.56.140, provided, that these requirements shall~~
 31 ~~not-apply-to-mobile-homes-in-non-PUD-mobile-home-parks.))~~

1 SECTION 16. Resolution 25789, Section 2312 and K.C.C.
2 21.46.130 are each repealed.

3 SECTION 17. Ordinance 3688, Section 105, and K.C.C.
4 25.04.050 are each amended to read as follows:

5 Relationship to other King County Programs. King County
6 shall issue no permit prior to approval pursuant to this title
7 nor take no action contrary to the goals, policies, objectives
8 and regulations of the King County shoreline management master
9 program when property under the jurisdiction of the Shoreline
10 Management Act is involved in a request for a decision in any of
11 the following programs;

- 12 (a) Building permit;
- 13 (b) Right-of-way construction permit;
- 14 (c) Short subdivision;
- 15 (d) Grading permit;
- 16 (e) Site plan approval;
- 17 (f) Access permit;
- 18 (g) Trail permit;
- 19 (h) State flood control zone permit;
- 20 (i) Zoning variance;
- 21 (j) Conditional use permit;
- 22 (k) Comprehensive plan amendment or addition;
- 23 (l) Zone reclassification;
- 24 (m) Unclassified use permit;
- 25 (n) Planned unit development approval;
- 26 (o) Subdivision approval;
- 27 (p) Mobile home park permit;
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