

ORDINANCE NO. 5602

AN ORDINANCE reversing the recommendation of the Zoning and Subdivision Examiner and approving the application for reclassification from S-R to MH-P, petitioned by FALL CITY WELDING, designated Building and Land Development File No. 157-80-R.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

The subject property is hereby reclassified from S-R to MH-P, subject to the following conditions:

1. This rezone shall expire and the use shall be discontinued if and when a Community Plan and area zoning for the property are adopted designating the site for uses inconsistent with the present use, unless the applicant can demonstrate legal non-conforming use status.
2. The subject property shall comply with the noise standards set out in King County Code 12.88 for a residential source and residential receiver.
3. The subject property shall be insulated for noise reduction as illustrated in Exhibit 23 except that the exterior insulation shown shall not be required. If said insulation is not sufficient to reduce the noise emitted from the subject property to the standard set out in Condition #2, then the applicant shall work with Seattle-King County Health Department Noise Abatement staff to further insulate or modify the building to achieve this standard.
4. All parking shall be moved to the east and west ends of the property as shown on the attached site plan (Exhibit 23). Signs, painting, moveable pylons or similar moveable barriers shall be provided to limit stopping of vehicles in front of the building on S.E. 43rd St. (i.e. in front of the rolling doors) to that necessary for loading and unloading of things so large they must enter or leave the building through the rolling doors.

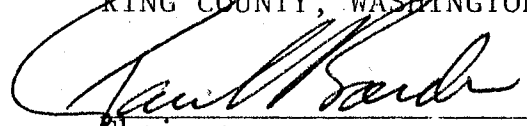
- 1 5. All pounding and grinding activities shall cease when the
- 2 doors are open.
- 3 6. The use of the site shall be limited to machine shop and
- 4 welding activities.
- 5 7. This approval shall not grant the applicant any legal
- 6 nonconforming use status should the site not be designated
- 7 for the permitted use by the Community Plan and areawide
- 8 zoning. Said status shall only be determined by code
- 9 enforcement action which should be initiated if and when
- 10 the Community Plan indicates a conflict between the proposed
- 11 use and the plan designation.

12 INTRODUCED AND READ for the first time this 27th day of

13 October, 19 80.

14 PASSED this 3rd day of August, 19 81.

15 KING COUNTY COUNCIL
16 KING COUNTY, WASHINGTON

17 
18 Chairman

19
20 ATTEST:

21 
22 ACTING Deputy Clerk of the Council

23 APPROVED this _____ day of _____, 19 ____.

24 **DEEMED ENACTED WITHOUT**
25 **COUNTY EXECUTIVE'S SIGNATURE**

26 DATED: 8/13/81
27 _____
28 King County Executive