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June 13, 1983

PAUL BARDEN
Introduced by:
Proposed No. ~~83-501~~

ORDINANCE NO. 8642

AN ORDINANCE relating to zoning; modifying the uses allowed in the G-5 zone classification and adding provisions for rural lot clustering; amending Ordinance No. 4303, Sections 2, 3, 4, and 6, KCC 21.25.010, 21.25.020, 21.25.030, and 21.25.080; repealing Ordinance No. 4303, Sections 5, 7, 8, and 9, and KCC 21.25.040, 21.25.050, 21.25.060, and 21.25.070; and adding new sections to KCC 21.25.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 4303, Section 2, and KCC 21.25.010 are each hereby amended to read as follows:

Purpose of classification. The purposes of this classification are: to provide a tool for implementing comprehensive and community plans which call for an area wide rural character and a low residential density to prevent premature urban development in areas without adequate roads, schools, utilities, and other public facilities and services, while allowing reasonable uses of property such as small farms, timber management and compatible residential agricultural activities; and to preserve environmentally sensitive areas.

SECTION 2. Ordinance 4303, Section 3, and KCC 21.25.020 are each hereby amended to read as follows:

Permitted Uses. In a G-5 zone, the following uses only are permitted, subject to the off-street parking requirements and other general provisions and exceptions set forth in this title beginning with Chapter 21.46.

A. A one-family dwelling and accessory buildings and uses; provided that if the dwelling is a factory built unit or a mobile home, it must be certified by the State of Washington, and if the dwelling is a mobile home, it must also meet on-site permit requirements contained in ((Section 18:04:050)) KCC 21.09 as now or hereafter amended.

B. ((Housing facilities to accommodate agricultural employees and their families employed by the owner of the premises; provided such

1 ~~facilities are permitted only on holdings containing ten acres or more,~~
2 ~~provided further that such housing facilities are accessory to the main~~
3 ~~dwelling and shall conform to the provisions of Chapter 21.22 pertaining~~
4 ~~to required yards, open spaces and placement of buildings;))~~ On parcels
5 having an area of 35,000 square feet or greater but less than five acres
6 the following uses are permitted:

7 1. Agricultural crops,

8 2. Accessory buildings and uses, including the following:

9 a. Private stables, provided such buildings or structures shall not
10 be located closer than thirty-five feet to any boundary line or closer than
11 forty-five feet to any building containing a dwelling unit or accessory
12 living quarters on the same premises; and provided further, that there shall
13 be no open-air storage of manure, hay, straw, shavings or similar organic
14 material closer than thirty-five feet to any property boundary line or closer
15 than forty-five feet to any dwelling unit or accessory living quarters
16 on the same premises;

17 b. Green houses provided no retail sales are permitted on the
18 premises for parcels of less than one acre;

19 c. Marketing of agricultural products produced on-site or on
20 immediately adjacent properties, provided only one stand is to be used for
21 such purposes, and such stand shall not have more than three hundred square
22 feet of floor area, and shall not be located in any required yard or open
23 space;

24 3. Livestock, provided:

25 a. No more than one horse, cow, steer, or swine or five sheep
26 or goats, not counting sucklings, for each one-half acre of the total site
27 area shall be permitted.

28 b. Fee boarding of other's livestock shall be accessory to a re-
29 sidence on the subject property and the total number of animals, including
30 those owned by the occupants of the premises shall not exceed one horse,
31 cow, steer, or swine or five sheep or goats for each one-half acre of the
32 site.

1 c. Any building, pen or structure used to house, confine or feed
2 such animals shall not be located closer than thirty-five feet to any boun-
3 dary property line nor closer than forty-five to any building containing a
4 dwelling unit or accessory living quarters on the same premises.

5 d. Swine shall be permitted only on a site with a minimum area of
6 three acres which shall not be further subdivided, and any building, pen or
7 structure used to house, confine or feed swine shall not be located closer
8 than one hundred feet to any property line nor closer than forty-five feet
9 to any building containing a dwelling unit or accessory living quarters on
10 the same premises.

11 4. Raising of poultry, chicken, squab and rabbits, provided:

12 a. No more than thirty in total of such fowl or animals per acre
13 may be kept on the premises.

14 b. Any birds kept on the premises shall be confined within an
15 aviary.

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

21 5. Raising of hamsters, nutria and chinchilla for commercial pur-
22 poses provided:

23 a. No more than one hundred of such animals per acre may be kept
24 on the premises

25 b. Any buildings, pens, cages or structures used to contain or
26 house such animals shall not be located closer than thirty-five feet to any
27 building containing a dwelling unit or accessory living quarters on the same
28 premises.

29 6. Sign, as follows:

30 a. One unlighted identification sign not exceeding two square feet
31 in area containing the name of the occupant of the premises;

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1 b. One unlighted double-faced sign not exceeding six square feet
2 of area per face, pertaining only to the sale, lease or hire of only the
3 particular building, property or premises upon which displayed;

4 7. Rental stables, subject to a conditional use permit, provided the
5 site must be large enough to contain the riding area or trail system.

6 C. On parcels having 5 acres or more but less than 10 acres all of the
7 uses permitted in KCC 21.25.020B plus the following uses:

8 1. Fishing ponds (commercial), but excluding restaurants;

9 2. Forest crops, growing and harvesting;

10 3. Horticultural nurseries;

11 4. Small animal farms, including mink and fox farms; provided any
12 building, pen, cage or structure used to contain, house, confine or feed
13 such animals shall not be located closer than one hundred fifty feet to any
14 building containing a dwelling unit or accessory living quarters on the same
15 premises;

16 5. Small animal hospital and clinic, provided the portion of the
17 building or structure in which animals are kept or treated is sound-proofed;
18 all run areas are completely surrounded by an eight-foot solid wall; the
19 animal runs shall be surfaced with concrete or other impervious materials;
20 there shall be no burning of refuse or dead animals on the premises; drain-
21 age shall be away from adjoining properties;

22 6. Slaughtering and dressing of animals or fowl raised on the pre-
23 mises, accessory to a residence; provided any building, structure or area
24 used for such purposes shall not be closer than seventy-five feet to any
25 boundary property line of the premises, or closer than forty-five feet to
26 any building containing a dwelling unit or accessory living quarters on the
27 same premises.

28 D. On parcels having 10 acres or more, all of the uses permitted in
29 KCC 21.25.020 B and C plus the following structures and uses are permitted:

30 1. Barns, silos and other structures necessary for farming and
31 ranching practices, provided said structures shall not be located closer
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1 than seventy-five feet to any boundary property line of the premises or any
2 building containing a dwelling unit or accessory living quarters on the same
3 premises;

4 2. Beehives, without limit on number, provided:

5 a. Colonies shall be maintained in movable-frame hives at all
6 times,

7 b. Adequate space shall be maintained in each hive to prevent
8 overcrowding and swarming,

9 c. Colonies shall be requeened following any swarming or aggres-
10 sive behavior,

11 d. All colonies shall be registered with the county agricultural
12 extension agent prior to April 1st of each year,

13 e. Hives shall not be located within twenty-five feet of any
14 property line except:

15 (1) When situated eight feet or more above adjacent ground level
16 or

17 (2) When situated less than six feet above adjacent ground level
18 and behind a solid fence or hedge six feet in height to any property line
19 within twenty-five feet of the hive and extending at least twenty feet
20 beyond the hive in both directions;

21 3. Dairies, livestock, poultry and small animals, provided:

22 a. Any building, pen, milking shed, cage, aviary, animal run, or
23 area used to contain, house or feed such animals or fowl, other than rail-
24 road loading pens, shall not be located closer than seventy-five feet to any
25 boundary property line of the premises or any building containing a dwelling
26 unit or accessory living quarters on the same premises,

27 b. Any open-air storage of manure, hay, straw, shavings or similar
28 organic materials shall maintain a distance of not less than thirty-five
29 feet from any boundary property line and a distance of not less than forty-
30 five feet from any building containing a dwelling unit or accessory living
31 quarters on the same premises;

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1 4. Forest products, growing and harvesting, including processing of
2 locally harvested crops using portable equipment;

3 5. Public and private stables; provided:

4 a. Any stable or barn shall not be located closer than seventy-
5 five feet to any boundary property line, nor closer than forty-five feet to
6 any building containing a dwelling unit or accessory living quarters on the
7 same premises,

8 b. Any corrals, exercise yards or arenas shall maintain a distance
9 of not less than thirty-five feet from any boundary property line and a
10 distance of not less than forty-five feet from any building containing a
11 dwelling unit or accessory living quarters on the same premises,

12 c. One unlighted sign, up to sixteen square feet in size, shall be
13 permitted;

14 6. Pasturing and grazing;

15 7. Housing facilities to accommodate agricultural employees and
16 their families employed by the owner of the premises; provided such facili-
17 ties are permitted only on holdings containing ten acres or more; and pro-
18 vided further, that such housing facilities shall be considered accessory to
19 the main dwelling but shall conform to the provision of this classification
20 pertaining to required yards and open spaces for dwellings;

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

25 9. Retail sales of feed, seed or fertilizers, and plants for proces-
26 sing agricultural and dairy products, both subject to the issuance of a
27 conditional use permit; provided the following minimum conditions are con-
28 formed to:

29 a. The number of employees involved and the physical scale is such
30 that there is no substantial traffic involved and the building intensity and
31 character is consistent with the surroundings,

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1 b. There are adequate facilities provided to handle sewer and
 2 water needs and the processes do not violate air or water pollution
 3 standards,

4 c. The use is not located within a one-hundred-year floodplain.
 5 Expansion of any existing facilities in the floodplain shall be limited to
 6 structural alterations and increases in floor area required by law for
 7 health and safety reasons:

8 10. Home occupations; provided the home occupation:

9 a. Is carried on exclusively by a member or members of a family
 10 residing in the main dwelling unit on the premises,

11 b. Is clearly incidental and secondary to the use of the property
 12 for agricultural purposes,

13 c. Has no display or sign not already permitted in the zone,

14 d. Has no outside storage nor other exterior indication of the
 15 home occupation or variation from character of the area,

16 e. Does not require truck delivery or pickup, nor the installation
 17 of heavy equipment, large power tools or power sources not common to an
 18 agricultural area,

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

21 g. Does not create a level of parking demand beyond that which is
 22 normal to an agricultural area, and

23 h. All sales shall be an incidental use.

24 ((6: Marketing of agricultural and dairy products raised on the
 25 premises; provided only one stand shall be permitted on the premises; shall
 26 not be located on a lot containing less than thirty-five thousand square
 27 feet; such stand shall not contain more than three-hundred square feet of
 28 floor area; and shall not be located in any required yard or open space on
 29 the premises;))

30 ((8:)) E. Public utility facilities such as telephone exchanges, water
 31 pumping stations, electrical distribution substations, water storage reser-

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1 voirs or tanks necessary for the distribution and transmission of services
2 for the area including accessory microwave transmission facilities and
3 towers;

4 ((E-)) F. Schools and churches;

5 ((F- Horticulture and the agricultural uses enumerated in Section
6 21-22-020 as now or hereafter amended;)) G. Libraries and parks, publicly
7 owned and operated, subject to the provisions of KCC 21.08.040 F;

8 H. Any accessory use set forth in KCC 21.08.030 and KCC 21.08.050,
9 subject to the provisions contained therein;

10 I. Recreational facilities, community noncommercial, including club-
11 house facilities, subject to the issuance of a conditional use permit,
12 provided:

13 1. Any building, structure, or parking area on the site shall main-
14 tain a distance not less than twenty-five feet from any abutting R, S or G
15 classified property.

16 2. Any lights provided to illuminate any building or recrea tional
17 area shall be so arranged as to reflect the light away from any premises
18 upon which a dwelling unit is located.

19 3. The site shall be located upon, or have adequate access to a
20 public thoroughfare.

21 ((7)) J. Unclassified uses as provided in Chapter 21.44, only when
22 ((not)) ((in))consistent with the purpose((s)) of this chapter((-)) and
23 excluding commercial establishments and enterprises as defined by KCC
24 21.44.030 C.

25 SECTION 3. Ordinance 4303, Section 4, and KCC 21.25.030 are each
26 hereby amended to read as follows:

27 Lot area and lot area per dwelling unit. The minimum lot area and lot
28 area per dwelling unit shall be five acres, except that:

29 ((1)) A. On sites containing ten acres or more, accessory housing
30 facilities to accommodate agricultural employees are permitted, as provided
31 in ((Section 3 of this Ordinance;-and)) KCC 21.25.020;

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1 ((2)) B. In a G-5 zone, parcels containing two acres or more but less
 2 than ten acres on or before the effective date of the application of this
 3 classification may be short subdivided to create one additional lot, pro-
 4 vided that both resulting lots are of sufficient area to meet on-site sewage
 5 disposal requirements, and provided further that neither lot shall be fur-
 6 ther subdivided while retaining the G-5 classification;

7 C. In multiple lot subdivisions and short subdivisions the lot area
 8 may be reduced subject to the rural lot clustering requirements contained in
 9 Section 5 of this ordinance.

10 NEW SECTION, SECTION 4. Ordinance 4303, Sections 5, and 7 through 9,
 11 and KCC 21.25.040 through 21.25.070 are each hereby repealed, and the
 12 following is substituted:

13 Lot dimension, coverage, height limits, and yards.

14 A. In a G-5 zone, no building lot shall be created which has a depth
 15 to width ratio greater than four-to-one;

16 B. For parcels in a G-5 zone containing over five acres, lot dimen-
 17 sions, coverage, height limits and yards shall be those set forth in KCC
 18 21.20.

19 C. For parcels in a G-5 zone containing five acres or less, lot dimen-
 20 sions, coverage, height limits, and yards shall be those set forth in KCC
 21 21.18, except in multiple lot subdivisions and short subdivisions;

22 D. For lots in multiple lot subdivisions and short subdivisions,
 23 created pursuant to the rural lot clustering requirements contained in
 24 Section 5 of this ordinance, the lot dimensions, coverage, height limits,
 25 and yards shall be the nearest comparable standards in the RS classifica-
 26 tion, as set forth in KCC 21.08.100 through 21.08.150, depending on actual
 27 lot size.

28 SECTION 5. Ordinance 4303, Section 6, and KCC 21.25.080 are each
 29 hereby amended to read as follows:

30 Additional subdivision requirements. In order to carry out the pur-
 31 poses of this chapter, the following additional requirements shall be ob-
 32 served in all subdivisions and short subdivisions located in a G-5 zone:

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1 ((A- In any G-5 zone; all coal mine hazard areas; Class III landslide
2 areas; and wetlands; shall be dedicated or reserved to King County or
3 another appropriate community or public body as permanent open space; and
4 shall not be included within any building lot within a multiple lot
5 subdivision or short subdivision; except to the extent that development is
6 approved on such sensitive areas pursuant to Ordinance 4365;))

7 ((B)) A. In order to allow efficient later resubdivision and development
8 at urban or suburban densities if called for by the comprehensive or com-
9 munity plan, King County may require an arrangement of lots and streets to
10 facilitate future resubdivision, a plat restriction which specifies building
11 location or imposes additional setbacks to guarantee that future street
12 right-of-way expansion can be accomplished without infringing on the yard
13 requirement of the zone, and may require the setting aside of future
14 rights-of-way, using the "Tract X" form set forth in Appendix D, codified in
15 ((Section 19:26:490)) KCC 19. 26. 500.

16 ((C)) B. In a G-5 zone, no five acre lot shall be further subdivided
17 while containing the G-5 classification except as provided for in KCC
18 21.25.030B. Such five acre lots may be proposed for resubdivision only
19 after they are reclassified in an area zoning process as defined in
20 ((Section)) KCC 20.08.030. A new area zoning process is not required to
21 activate a potential zone designated through a previously adopted Area
22 Zoning Study.

23 Every property zoned G-5 shall be eligible for review and consideration
24 for urban or suburban uses when a new or revised community plan for the area
25 in which the property is situated is being proposed, or every ten years from
26 the date the property is classified G-5., whichever comes first.

27 C. On parcels 10 acres or greater in size, rural lot clustering may be
28 utilized in multiple lot subdivisions and short subdivisions where consis-
29 tant with adopted community plans subject to the following lot clustering
30 requirements:

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1 1. Individual lot area may be reduced if a rural open tract, equiva-
2 lent in size to the total reduced lot area within the subdivision or short
3 subdivision, is provided consistent with the rural open tract provisions
4 contained in Section 6 of this ordinance.

5 2. No more than eight contiguous lots of less than five acres shall be
6 allowed.

7 3. In any subdivision or short subdivision within a G-5 zone, site
8 improvement requirements including right-of-way dedications, easements,
9 drainage control facilities, road construction standards, fireflow
10 standards, and other utility requirements may be set by the County based on
11 the density of the developed portion of the site, and any development
12 specifically authorized in a rural open tract.

13 4. Lot clustering may be limited by the County to an amount that can
14 be adequately served by a rural level of public and private facilities and
15 services.

16 5. The layout of building lots, placement of open space, and proposed
17 road patterns shall be reviewed by the County to be consistent with the
18 provisions and purposes of this zone classification and to assure that an
19 adequate neighborhood circulation pattern is feasible. Modification to
20 proposed designs may be required by the County to accomplish these objec-
21 tives.

22 NEW SECTION. SECTION 6. There is hereby added to KCC 21.25 a new
23 section to read as follows:

24 Rural open tract provisions.

25 A. For the purposes of this Chapter, "rural open tract" means that
26 portion of a proposed subdivision or short subdivision in a G-5 zone which
27 is designated for permanent open space, consistent with the definition
28 specified in KCC 21.04.216, as a result of rural lot clustering. After a
29 site is initially divided pursuant to this Chapter, the rural open tract may
30 be retained by the subdivider, conveyed to residents of the subdivision, or
31 conveyed to a third party. Regardless of who owns the rural open tract, all
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1 restrictions set forth in this Chapter shall apply to it.

2 B. On rural open tracts one primary dwelling, which must be included
3 in overall density calculations for the subdivision or short subdivision,
4 shall be permitted, plus all other uses permitted in Section 2 of this
5 ordinance subject to the following limitations: schools, churches,
6 libraries, fire stations and unclassified uses shall be limited to serve the
7 subdivision or short subdivision; however, facilities and uses intended to
8 serve customers outside the subject subdivision or short subdivision may be
9 permitted if such facilities and uses are visually screened from surrounding
10 uses consistent with the standards of Chapter 21.08.070, and if such facili-
11 ties and uses occupy no more than five percent of the rural open tract.

12 INTRODUCED AND READ for the first time this 14th day of
13 November, 1983.

14 PASSED this 9th day of January, 1984

15 KING COUNTY COUNCIL
16 KING COUNTY WASHINGTON

17 Gary Grant
18 Chairman

19 ATTEST:

20 Randy M. Owens
21 Clerk of the Council

22 APPROVED this 18th day of January, 1984.

23 Randy Revell
24 King County Executive

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