

ORDINANCE NO. 6651

AN ORDINANCE relating to zoning; amending provisions applicable to agricultural uses in the Agricultural classification; amending Ordinance 5974, Section 1, Ordinance 3594, Sections 2 and 3, Ordinance 5526, Section 3, and K.C.C. 21.22.020 and K.C.C. 21.22.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5974, Section 1, Ordinance 3594, Section 2, and K.C.C. 21.22.020 are each hereby amended to read as follows:

Permitted uses - Agricultural. In an A zone, the following agricultural uses only are permitted and as hereinafter provided and allowed by this chapter, if located on a legal lot, subject to the off-street parking requirements, loading and unloading area requirements, the general provisions and exceptions set forth in this title beginning with Chapter 21.46, and subject to the provisions of the King County shoreline management master program where applicable:

A. Barns, silos and other structures necessary for sound farming and ranching practices;

B. Beehives, without limit on number, provided:

1. Colonies shall be maintained in movable-frame hives at all times,

2. Adequate space shall be maintained in each hive to prevent overcrowding and swarming,

3. Colonies shall be requeened following any swarming or aggressive behavior,

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

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

a. When situated eight feet or more above adjacent ground level or

1 b. When situated less than six feet above adjacent
2 ground level and behind a solid fence or hedge six feet in
3 height to any property line within twenty-five feet of the hive
4 and extending at least twenty feet beyond the hive in both
5 directions;

6 c. Agricultural crops and open field growing;

7 d. Dairies, livestock, poultry and small animals, provided:

8 1. Any building, pen, milking shed, cage, aviary, animal
9 run, or area used to contain, house or feed such animals or
10 fowl, other than railroad loading pens, shall not be located
11 closer than seventy-five feet to any boundary property line of
12 the premises or any building containing a dwelling unit or
13 accessory living quarters on the same premises,

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

20 e. Forest products;

21 1. growing and harvesting,

22 2. processing of locally harvested trees, except those
23 grown on site using portable equipment subject to a conditional
24 use permit. The zoning adjustor may set a maximum period of
25 operation.

26 f. Public and private stables; provided:

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

31 2. Any corrals, exercise yards or arenas shall maintain a
32 distance of not less than thirty-five feet from any boundary
33 property line and a distance of not less than forty-five feet

1 from any building containing a dwelling unit or accessory living
2 quarters on the same premises,

3 3. One unlighted sign, up to sixteen square feet in size,
4 shall be permitted;

5 G. Pasturing and grazing;

6 H. Greenhouses.

7 SECTION 2. Ordinance 5526, Section 3, Ordinance 3594,
8 Section 3 and K.C.C. 21.22.030 are each hereby amended to read
9 as follows:

10 Permitted uses - Nonagricultural. In an A zone, the
11 following nonagricultural and conditional uses only are
12 permitted and as hereinafter specifically provided and allowed
13 by this chapter, if located on a legal lot, subject to the
14 off-street parking requirements, loading and unloading
15 requirements, landscaping requirements, the general provisions
16 and exceptions set forth in this title beginning with Chapter
17 21.46, and subject to the provisions of the King County
18 shoreline management master program where applicable:

19 A. A one-family dwelling and accessory buildings and uses;
20 provided, that if the dwelling is factory-built housing or a
21 mobile home, it must be certified by the State of Washington,
22 and if the dwelling is a mobile home, it must also meet on-site
23 requirements contained in (~~Section 18.04.050~~) K.C.C. 21.09;

24 B. Housing facilities to accommodate agricultural employees
25 and their families employed by the owner of the premises;
26 provided such facilities are permitted only on holdings
27 containing ten acres or more; and provided further, that such
28 housing facilities shall be considered accessory to the main
29 dwelling but shall conform to the provisions of this
30 classification pertaining to required yards and open spaces for
31 dwellings;

32 C. Marketing or agricultural and dairy products raised on
33 the premises; provided only one stand shall be permitted on the

1 premises and such stand shall not contain more than five hundred
2 square feet of floor area and shall not be located in any
3 required yard or open space on the premises;

4 D. Public utility facilities such as telephone exchanges,
5 sewage or water pumping stations, electrical distribution
6 substations, water storage reservoirs or tanks necessary for the
7 distribution and transmission of services for the area including
8 accessory microwave transmission facilities and towers;

9 E. Schools and churches;

10 F. Recreational facilities, community noncommercial,
11 including clubhouse facilities, shall be permitted as
12 conditional uses, provided:

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

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

20 3. The site shall be located upon or have adequate access
21 to a secondary arterial;

22 G. Signs as follows:

23 1. One single-faced unlighted identification sign not
24 exceeding twelve square feet in area; provided, such sign shall
25 not be located in any required yard or open space on the
26 premises,

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

31 H. Unclassified uses as provided in Chapter 21.44,
32 consistent with the purpose of this chapter as stated in Section
33 21.22.010, and excluding airports and heliports;

1 I. Retail sales of feed, seed or fertilizers, and plants
2 for processing agricultural and dairy products, both subject to
3 the issuance of a conditional use permit; provided the following
4 minimum conditions are conformed to:

5 1. The number of employees involved and the physical
6 scale is such that there is no substantial traffic involved and
7 the building intensity and character is consistent with the
8 surroundings,

9 2. There are adequate facilities provided to handle sewer
10 and water needs and the processes do not violate air or water
11 pollution standards,

12 3. The use is not located within a one-hundred-year flood
13 plain. Expansion of any existing facilities in the flood plain
14 shall be limited to structural alterations and increases in
15 floor area required by law for health and safety reasons;

16 J. Home occupations; provided the home occupation:

17 1. Is carried on exclusively by a member of members of a
18 family residing in the main dwelling unit on the premises,

19 2. Is clearly incidental and secondary to the use of the
20 property for agricultural purposes,

21 3. Has no display or sign not already permitted in the
22 zone.

23 4. Has no outside storage nor other exterior indication
24 of the home occupation or variation from character of the area,

25 5. Does not require truck delivery or pickup, nor the
26 installation of heavy equipment, large power tools or power
27 sources not common to an agricultural area,
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1 6. Does not create a level of noise vibration, smoke,
2 dust, odors, heat or glare beyond that which is common to an
3 agricultural area,

4 7. Does not create a level of parking demand beyond that
5 which is normal to an agricultural area, and

6 8. All sales shall be an incidental use.

7 INTRODUCED AND READ for the first time this 5th day
8 of December, 1983.

9 PASSED this 16th day of January, 1984.

10 KING COUNTY COUNCIL
11 KING COUNTY, WASHINGTON

12 Gary Grant
13 Chairman

14 ATTEST:

15 Gerald W. Peterson Deputy
16 Clerk of the Council
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18 APPROVED this 26th day of January, 1984.

19 Randy Rowell
20 King County Executive
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