

7031

ORDINANCE NO. _____

AN ORDINANCE relating to zoning;
modifying the nonagricultural permitted
uses in the A zone; amending Ordinance
3594, Section 3 as amended and K.C.C.
21.22.030

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3594, Section 3 as amend and K.C.C.
21.22.030 are each herby amended to read as follows:

Permitted uses - Nonagricultural. In an A zone, the following nonagricultural and conditional uses only are permitted and as hereinafter specifically provided and allowed by this Chapter, if located on a legal lot, subject to the off-street parking requirements, loading and unloading requirements, landscaping 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. A one-family dwelling and accessory buildings and uses; provided, that if the dwelling is factory-built housing 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 requirements contained in K.C.C. 21.09;

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

1 C. Marketing of agricultural and dairy products raised on
2 the premises; provided only one stand shall be permitted on
3 the premises and such stand shall not contain more than five
4 hundred square feet of floor area and shall not be located in
5 any required yard or open space on the premises;

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

12 E. Schools and churches;

13 F. Recreational facilities, community noncommercial,
14 including clubhouse facilities, shall be permitted as
15 conditional uses, provided:

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

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

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

24 G. Signs as follows:

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

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

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1 H. Unclassified uses as provided in Chapter 21.44,
2 consistent with the purpose of this chapter as stated in Section
3 21.22.010, and excluding airports and heliports;

4 I. ~~((Retail-sales-of-feed, seed or fertilizers, and))~~~~((p))~~
5 Plants for processing agricultural and dairy products, and retail
6 sales of feed, seed, fertilizers, fencing materials, agricultural
7 raingear or such other supplies that are directly related to the
8 day-to-day support of agricultural productional and specifically
9 excluding powered equipment and related implements, trailers and
10 related implements, and items of apparel; and ~~((both))~~ all uses
11 are subject to a conditional use permit, provided the follow
12 minimum conditions are conformed to:

13 1. The number of employees involved and the physical scale
14 is such that there is no substantial traffic involved and the
15 building intensity and character is consistent with the
16 surroundings,

17 2. There are adequate facilities provided to handle
18 ~~((sewer))~~ sewage and water needs and the processes do not
19 violate air or water pollution standards,

20 3. The use is not located within a one-hundred-year
21 floodplain. Expansion of any existing facilities in the
22 floodplain shall be limited to structural alterations and
23 increases in floor area required by law for health and safety
24 reasons;

25 J. Home occupations; provided the home occupation:

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

28 2. Is clearly incidental and secondary to the use of the
29 property for agricultural purposes,
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1 3. Has no display or sign not already permitted in the
2 zone.

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

5 5. Does not require truck delivery or pickup, nor the
6 installation of heavy equipment, large power tools or power
7 sources not common to an agricultural area,

8 6. Does not create a level of noise vibration, smoke,
9 dust, odors, heat or glare beyond that which is common to an
10 agricultural area,

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

13 8. All sales shall be an incidental use.

14 INTRODUCED AND READ for the first time this 8th day
15 of October, 1984.

16 PASSED this 3rd day of December, 1984.

19 KING COUNTY COUNCIL
20 KING COUNTY, WASHINGTON

21 Gary Grant
22 Chairman

23 ATTEST:

24
25 Dorothy M. Owens
26 Clerk of the Council

27 APPROVED this 11th day of December, 1984.

28 Randy R. Walker
29 King County Executive
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