

March 20, 1986
8017A/MMcF:tmb:ple

Introduced by: Reams
Proposed No.: 86-109

ORDINANCE NO. 7559

AN ORDINANCE relating to zoning; amending Resolution 25989, Section 901 (as amended) and Section 21.18.020 of the King County Code to allow the retail sale of agricultural products, arts and crafts and small animals in the Suburban Estates (SE) zone.

SECTION 1. KCC 21.18.020 is hereby amended to read as follows:

Permitted uses. In an S-E zone the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the off-street parking requirements and the general provisions and exceptions set forth in this title beginning with Chapter 21.46:

A. Any use permitted in the RS classification under the same conditions set forth in such classification, except that the lot area, yard and open space requirements set forth in this classification shall apply.

B. Agricultural crops, provided no retail sales of products are permitted on the premises for parcels less than one acre.

C. Marketing of agricultural products, dairy products, arts and crafts and small animals not raised or produced on site, provided:

1. Any structure, building, or farm stand used for the sale of such products shall not exceed 6500 square feet in size.

2. The site shall have direct access to an arterial.

3. The site shall be located within 800 feet of a city with a population in excess of 28,000.

4. The sales area or structure shall not be located closer than 800 feet to any off-site residence.

5. The use shall be subject to site plan approval pursuant to KCC 21.46.150 through 21.46.200.

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6. Operations shall be permitted daily, except during the period of October through April, when operations shall be limited to Saturdays, Sundays and holidays.

7. Hours of operation shall be 7:00 AM to 9:00 PM.

((6-)) D. Accessory buildings and uses, including the following:

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

2. Greenhouses provided no retail sales are permitted on the premises for parcels of less than one acre;

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

((D-)) E. Livestock, provided:

1. No more than one horse, cow, steer, or swine or five sheep or goats, excluding sucklings, for each one-half acre of the total site area shall be permitted except there shall be no limit on horses kept in a public stable.

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

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

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

13 ((E+)) F. Public stables, on a minimum of ten acres,
14 provided:

15 1. Any stable, arena, or barn shall be located no closer
16 than seventy-five feet to any boundary property line or closer
17 than forty-five feet to any building containing a dwelling unit
18 on the same premises (however, one barn or stable building may
19 contain a caretaker's accessory living quarters).

20 2. Any corrals or exercise yards shall maintain a
21 distance of not less than thirty-five feet from any building
22 containing a dwelling unit or accessory living quarters on the
23 same premises.

24 3. There shall be no open-air storage of manure, hay,
25 straw, shavings or similar organic material closer than
26 thirty-five feet to any property line or closer than forty-five
27 feet to any dwelling unit or accessory living quarters.

28 4. When a parking area is located adjacent to any
29 property line, a ten-foot strip adjacent to such property line
30 shall be landscaped with evergreen shrubs, bushes or trees,
31 which shall be maintained at a height of not less than five
32 feet. Said landscaping shall be planted according to accepted
33 practice and maintained in good condition at all times.

1 Existing vegetation on the site may be used to help meet this
2 requirement, provided that it is a part of a site plan approved
3 by the Building and Land Development Division and is
4 maintained in good condition along with any required new
5 plantings.

6 5. Any outside area lighting shall be installed in such
7 a way as to prevent glare from affecting adjacent streets and
8 residences.

9 6. One unlighted sign, up to sixteen square feet in
10 size, shall be permitted.

11 ((F₊)) G. Raising of poultry, chicken, squab and rabbits,
12 provided:

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

15 2. Any birds kept on the premises shall be confined
16 within an aviary.

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

23 ((G₊)) H. Raising of hamsters, nutria and chinchilla for
24 commercial purposes provided:

25 1. No more than one hundred of such animals per acre may
26 be kept on the premises.

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

31 ((H₊)) I. Sign, as follows:
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1 1. One unlighted identification sign not exceeding two
2 square feet in area containing the name of the occupant of the
3 premises;

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

8 ((I-)) J. Any other use permitted in an A zone and subject to
9 the same restrictions, provided that the subject property must
10 be at least ten acres in size, and may not be subdivided if the
11 subdivision will result in the use being on a site under ten
12 acres in size, and excluding the following uses:

13 1. Food processing plants and facilities, and feed, seed
14 and fertilizer sales;

15 2. On-site processing of harvested forest products;

16 3. Housing facilities to accommodate agricultural
17 employees.

18 ((J-)) K. Rental stables, subject to a conditional use
19 permit, provided:

20 1. the site must be large enough to contain the riding
21 area or trail system.

22 ((K-)) L. Planned unit development as provided in Chapter
23 21.56.

1 ((Lr)) M. Unclassified uses as provided in Chapter 21.44.
2 INTRODUCED AND READ for the first time this 24th day
3 of February, 1986.

4 PASSED this 7th day of April, 1986.

5 KING COUNTY COUNCIL
6 KING COUNTY, WASHINGTON

7 Audrey Singer
8 Chair

9 ATTEST:

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11 Audrey M. Singer
12 Clerk of the Council

13 APPROVED this 17th day of April, 1986.

14 Jim Hill
15 King County Executive

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