

1 May 1, 1986

Introduced by GARY GRANT  
Proposed Ordinance No. 86-305

2  
3 ORDINANCE NO. 7709

4 AN ORDINANCE relating to zoning; modifying the  
5 provisions of the manufacturing classification to  
6 allow small convenience retail stores; and amend-  
ing Ordinance 1927, Section 1 and K.C.C. 21.32.020.

7 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

8 SECTION 1. Ordinance 1927, Section 1 and K.C.C. 21.32.020  
9 are each hereby amended as follows:

10 Permitted Uses. The following uses only are permitted and  
11 specifically provided and allowed by this chapter:

12 A. Any use first permitted in the CG classification provided |  
13 however a dwelling shall be permitted on the same lot or site on  
14 which an industrial use is located when the dwelling is used  
15 exclusively by a caretaker or superintendent of such enterprise  
16 and his family;

17 B. Advertising structures (billboards);

18 C. Automobile body and fender works when operated and main-  
19 tained wholly within an entirely enclosed building;

20 D. Automobile assembly plant, when contained within a wholly  
21 enclosed building;

22 E. Automobile painting, provided all painting, sanding and  
23 baking shall be conducted wholly within an enclosed building;

24 F. Automotive service stations;

25 G. Bag cleaning and conditioning;

26 H. Bakeries, wholesale;

27 I. Banks;

28 J. Battery manufacture and rebuilding;

29 K. Bleaching and dyeing plants;

30 L. Blueprinting and photostating;

31 M. Boat building and repairing for boats not exceeding one  
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1 hundred ten feet in length;

2 N. Bottling plants;

3 O. Broom and brush manufacture;

4 P. Building materials storage yards;

5 Q. Carpet and rug cleaning plants;

6 R. Ceramic products, manufacture of wall and floor tile and  
7 related small tile products, but not including bricks, drain,  
8 building or conduit tile;

9 S. Clothes cleaning or clothes dyeing plants;

10 T. Contractor's storage yards;

11 U. Cosmetics, manufacture of;

12 V. Creameries and dairy products manufacture;

13 W. Die casting;

14 X. Distributing plants (jobbers);

15 Y. Dog pounds;

16 Z. Electrical appliances, manufacture and assembly of;

17 AA. Electric neon sign manufacturing;

18 BB. Electroplating, silver, chrome, copper;

19 CC. Feed and fuel yards;

20 DD. Freight terminals

21 EE. Food products manufacture, storage, processing and  
22 packaging of, but not including the manufacturing and processing  
23 of lard, pickles, sauerkraut, sausage or vinegar;

24 FF. Garment manufacture;

25 GG. Hospitals, emergency only;

26 HH. Hotels and motels;

27 II. Ice manufacturing plant;

28 JJ. Laundries;

29 KK. Machine shops with a punch press up to twenty tons capa-  
30 city, when contained wholly within an enclosed building and the  
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1 building is not closer than three hundred feet to a residential  
2 or suburban zone; no drop hammer or drop forge is permitted;

3 LL. Manufacture, processing, treatment or assembly of  
4 articles from previously prepared materials such as bone, canvas,  
5 cellophane, cork, fibre, felt, fur, feathers, glass, leather,  
6 paper, metal, stone, wood, yarn, plastics and shell;

7 MM. Metal, manufacture and fabrication of products from  
8 (except major structural steel forms, boiler making and similar  
9 activities involving excessive noise, or major trucking in terms  
10 or over-standard dimensions per unit or over-standard dimensions  
11 of load);

12 NN. Parcel service delivery terminals;

13 OO. Parking lots, public provided any area so used shall be  
14 improved and maintained as required by Chapter 16.74 of this code;

15 PP. Pharmaceuticals, manufacturing, processing, packaging  
16 and storage of, including drugs, perfumes, toiletries and soap  
17 (cold mix only);

18 QQ. Plumbing supply yards;

19 RR. Prefabricated building, manufacture of (no concrete);

20 SS. Pipe line booster or pumping plant in connection with  
21 water, oil, petroleum, gas, gasoline or other petroleum products;

22 TT. Printing and printing ink manufacture;

23 UU. Public utility service facilities, yards or electric  
24 transmission substations;

25 VV. Restaurants, including cocktail lounges;

26 WW. Rubber, fabrication of products made from finished rub-  
27 ber;

28 XX. Storage of impounded and damaged cars, but no wrecking  
29 yards;

30 YY. Storage for transit and transportation equipment, except  
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1 freight classification yards;

2 ZZ. Textile manufacture, processing or treatment;

3 (A) Tile, manufacture of wall and floor tile and related  
4 small tile products;

5 (B) Tobacco products, manufacture of;

6 (C) Truck repairing and rental;

7 (D) Upholstering;

8 (E) Vacuum metalization;

9 (F) Warehousing;

10 (G) Accessory buildings and uses customarily incident to any  
11 of the above uses, when located on the same site with the main  
12 building;

13 (H) Other similar industrial enterprises or businesses as  
14 set forth in Section 21.46.050 of this title;

15 (I) Planned unit development as provided in Chapter 21.56;

16 (J) Unclassified uses as provided in Chapter 21.44;

17 (K) Business and professional offices;

18 (L) Enterprises selling alcoholic beverages for on-premises  
19 consumption;

20 (M) Police and fire stations;

21 (N) Interim use for agricultural crops, open field growing,  
22 pasturing and grazing on five acres or more, provided:

23 1. Buildings are not permitted;

24 2. Any pen or structure used to confine or feed livestock  
25 shall not be located closer than seventy-five feet and in the  
26 case of swine or goats no closer than one hundred fifty feet to  
27 any boundary property line nor closer than forty-five feet to any  
28 building containing a dwelling unit or accessory living quarters  
29 on the same premises,

30 3. Any pasturing or grazing shall be adequately fenced and  
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1 shall maintain a distance of thirty-five feet from any boundary  
2 property line which is a common line with SR or R zoned property  
3 when such property is developed,

4 4. The number of livestock shall not exceed that permitted  
5 in the SR zone,

6 5. Any open-air storage of hay, straw, shavings or similar  
7 organic materials shall maintain a distance of not less than  
8 thirty-five feet from any boundary property line, and a distance  
9 of not less than forty-five feet from any building containing a  
10 dwelling unit or accessory living quarters on the same premises.

11 (O) Small convenience retail stores not to exceed three  
12 thousand square feet of gross floor area.

13 INTRODUCED AND READ for the first time this 16th  
14 day of June, 1986.

15 PASSED this 28th day of July, 1986.

16 KING COUNTY COUNCIL  
17 KING COUNTY, WASHINGTON

18 Audrey Luyzer  
19 Chair

20 ATTEST:

21 Dorothy M. Luene  
22 Clerk of the Council

23 APPROVED this 6th day of August, 1986.

24 Jim Hill  
25 King County Executive  
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