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ORDINANCE NO. _____

AN ORDINANCE relating to Airport Open Use Zone classification amending Ordinance 3148 Sections 2 and 3, and KCC 21.43.020 and 21.43.030.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3148, Section 2 and KCC 21.43.020 is hereby amended to read as follows:

Permitted uses. In the AOU zone, the following uses are permitted as specifically provided in this section, 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. Accessory buildings and uses customarily incidental to any of the uses permitted or conditionally permitted in this chapter, except dwelling units, when located on the same site as the principal use;

B. Signs; provided that:

1. No freestanding sign shall exceed fifty square feet per face, not to exceed two faces per sign.

2. Any sign shall be used exclusively to advertise a business conducted, services rendered, goods produced or sold upon the premises, or to identify permitted uses.

3. On sign per permitted use shall be allowed when mounted flush with a permitted building, not above the roof line. Such signs shall not exceed fifty square feet.

4. Any lighted sign shall be stationary and nonflashing. Lights shall be directed groundward and shall not be arranged in a pattern which could be construed to resemble air traffic control lights.

5. No sign shall be located closer than twenty feet to any property line not abutting street.

6. No sign height shall exceed fifteen feet above grade level.

C. Public parks;

D. Agriculture crops and open field growing, including fiber crops, sod, grains, fruit and vegetable farming;

- 1 E. Horticultural nurseries and greenhouses for propagation and culture;
2 F. Forest nurseries;
3 G. Botanical gardens and arboretums;
4 H. Pasture and grazing; provided that:
5 1. Horses or livestock shall not exceed one per half acre.
6 2. There shall be erected and maintained a fence not less than five
7 feet nor more than six feet in height, enclosing pasture or grazing areas.
8 3. Any pen or structure used to confine or feed livestock shall not
9 be located closer than one hundred fifty feet to any boundary property line.
10 4. Any open-air storage of hay, straw, shavings or similar organic
11 materials shall maintain a distance of not less than seventy-five feet from any
12 boundary property line.

13 I. Cemeteries, provided that:

- 14 1. Off-street parking shall be established and maintained at a minimum
15 ratio of one (1) parking space for each five (5) seats in the chapel or nave;
16 2. All uses must be shielded from abutting properties and highways
17 by Type I Landscaping screen as defined in KCC 21.51.040. The landscaping screen
18 shall have a minimum depth of 20 feet;
19 3. No structure shall be located closer than one hundred (100) feet
20 from the external boundaries of the property.

21 SECTION 2. Ordinance 3148, section 3 and KCC 21.43.030 is hereby amended
22 to read as follows:

23 Conditional uses. A. On an AOU classified property which abuts or is separated
24 by a public road from any R or S classified property, the following uses only are
25 permitted, subject to the issuance of a conditional use permit as provided in this
26 chapter, and subject to the off-street parking requirements and the general provisions
27 and exceptions set forth in this title beginning with chapter 21.46. If the AOU
28 classified property does not abut R or S classified property, the uses set forth
29 in this section shall be deemed permitted uses.
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1 1. Commercial recreation, outdoor, including miniature golf, golf
2 driving ranges, golf courses, pitch and putt courses, outdoor tennis courts, fishing
3 ponds and riding stables and academies;

4 2. Public utility facilities, such as telephone exchanges, sewerage
5 or water pumping stations, electrical distribution substations, water storage reservoirs
6 or tanks necessary for the distribution of services including business offices, warehousing,
7 storage buildings or yards, or service yards;

8 3. Outdoor storage of equipment, automobiles, machinery and building
9 materials; provided, that such areas abutting an S or R zone shall have a wall
10 or sight-obscuring fence at least six feet high; and further provided that on-site
11 commodity sales shall be prohibited;

12 4. Fire and police stations;

13 5. Warehousing;

14 6. Retail sales of agricultural and horticultural products grown
15 on the premises.

16 ~~(B. Cemeteries or the expansion of existing cemeteries in the AOU zone~~
17 ~~shall be conditionally permitted uses, regardless of location.)~~

18 INTRODUCED AND READ for the first time this 8th day of September
19 1986.

20 PASSED THIS 5th day of January, 1986.

21 KING COUNTY COUNCIL
22 KING COUNTY, WASHINGTON

23 Gary Grant
24 Chair

25 ATTEST:

26 Dorothy M. Owens
27 Clerk of the Council

28 APPROVED this 14 day of January, 1986.

29 Jim Hill
30 King County Executive
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