

April 6, 1987  
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Introduced by: BILL REAMS

Proposed No.: 86-762

ORDINANCE NO. 8017

AN ORDINANCE relating to zoning; adding a new definition; modifying the permitted uses of several zone classifications to allow "Specialized Instruction Schools"; amending Ordinance 3144, Sections 3 and 4; Ordinance 3677, Section 2; Ordinance 4303, Section 3; Ordinance 7661, Section 4; amending Resolution 25789, Sections 1301, 1401, 1601, 2202 and 2503; and amending King County Code 21.08.030, 21.08.040, 21.20.020, 21.21A.040, 21.25.020, 21.26.020, 21.28.020, 21.32.020, and 21.44.030, 21.50.040 and adding a new section to KCC 21.04.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. There is added to K.C.C. 21.04 a new definition to read as follows:

Specialized Instruction School. "Specialized Instruction School" is a school providing specialized instruction in areas including, but not limited to, art, dance, music, cooking and driving. A specialized instruction school is distinguished from institutions such as vocational-technical schools in that it does not provide a full range of courses.

SECTION 2. Ordinance 3144, Section 3 and K.C.C. 21.08.030 are hereby amended as follows:

Permitted uses - Accessory residential. The following accessory uses only are permitted in an Rs zone when a residential use as permitted in K.C.C. 21.08.020 has been established on the subject property:

- A. Accessory living quarters;
- B. Accessory dwelling, provided:

1. The accessory unit is within the same building as the principal residence,
2. The accessory unit floor area does not extend fifty percent of the combined total area of the principal residence and the accessory unit,
3. The house must be owner-occupied,

1           4. The principal residence and the accessory unit, and  
2 occupancy thereof, must comply with K.C.C. Chapter 16.04,

3           5. Garage space may be converted only if the same number of  
4 covered parking spaces are provided elsewhere on the property,

5           6. One off-street parking space in addition to that  
6 required for a single family dwelling shall be provided,

7           7. The total number of people who may occupy principal  
8 residence and the accessory unit, together, shall not exceed the  
9 number of people who may occupy a one-family dwelling;

10          C. Private garages designed to accommodate not more than four  
11 cars;

12          D. Except as provided in K.C.C. 11.04.060 small animals  
13 (household pets) not to exceed three in any combination thereof,  
14 when kept on the same lot as the residence of the owners of such  
15 pets;

16          E. Lodgers, limited to two;

17          F. Private docks (one only per dwelling unit) and mooring  
18 facilities for the sole use of occupants of the premises to  
19 accommodate private noncommercial pleasure craft. Docks and  
20 moorings shall be accessory to the primary use on the property to  
21 which they are contiguous, provided:

22           1. Structures shall conform to the applicable provisions of  
23 the Shoreline Management Master Program,

24           2. No part of the structure shall extend more than sixteen  
25 feet above the mean high water level,

26           3. No structure shall be located closer to a property side  
27 line, or property side line extended, than fifteen feet, except  
28 that docks may abut property lines for the common use of adjacent  
29 property owners, when mutually agreed to by the property owners in  
30 a contract recorded with the King County division of records and  
31 elections, of which a copy must accompany an application for a  
32 building permit,

33           4. The total area of moorage shall not exceed six hundred

1 square feet,

2 5. Covered moorages shall abut upon the natural shoreline,

3 6. Such structure shall not have a width greater than fifty  
4 percent of the width of the lot at the natural shoreline upon  
5 which it is located,

6 7: Any boat using such moorage shall not be used as a place  
7 of residence when so moored;

8 G. Foster family day care home, twenty-four hours;

9 H. Greenhouse, private and noncommercial, for propagation and  
10 culture only, with no sales from the premises permitted; '

11 I. Radio tower, amateur;

12 J. Swimming pools and other recreational facilities for the  
13 sole use of occupants of premises and their guests;

14 K. Day nurseries, provided:

15 1. A maximum of twelve children are cared for in any  
16 twenty-four hour period, provided further that the facility shall  
17 conform to the occupancy requirements of Chapter 8 of the Uniform  
18 Building Code as adopted by King County whenever more than six  
19 children are cared for at one time.

20 2. Outdoor play areas shall be provided with a minimum of  
21 seventy-five square feet in area for each child using the area at  
22 one time, and shall be completely enclosed by a solid barrier such  
23 as a berm, wall or fence, with no openings except for gates, and  
24 having a minimum height of six feet, to minimize visual and noise  
25 impacts and prevent trespassing on adjacent residentially  
26 classified properties.

27 3. Play equipment shall not be located closer than twenty  
28 feet to any property lines.

29 4. The hours of operation may be restricted to assure  
30 compatibility with surrounding development;

31 L. Home occupation; provided the home occupation:

32 1. Is carried on exclusively by a member or members of a  
33 family residing in the dwelling unit,

1           2. Is clearly incidental and secondary to the use of the  
2 property for dwelling purposes with the floor area devoted to the  
3 home occupation not exceeding twenty percent of the living area of  
4 the dwelling unit,

5           3. Has no display or sign not already permitted in the  
6 zone, except that a home occupation which is conducted by a person  
7 who is medically certified as permanently disabled, and which is  
8 located on a state highway, may have a sign no larger than 24  
9 square feet,

10          4. Has no outside storage nor other exterior indication of  
11 the home occupation or variation from the residential character  
12 of the property,

13          5. Does not require truck delivery or pickup, nor the  
14 installation of heavy equipment, large power tools or power  
15 sources not common to a residential dwelling.

16          6. Does not create a level of noise vibration, smoke, dust,  
17 odors, heat or glare beyond that which is common to a residential  
18 area,

19          7. Does not create a level of parking demand beyond that  
20 which is normal to a residential area,

21          8. Does not include automobile, truck or heavy equipment  
22 repair, body work or painting; nor parking or storage of heavy  
23 equipment including trucks of over one-ton load capacity; nor  
24 storage of building materials such as lumber, plasterboard, pipe,  
25 paint and the like, for use on other premises;

26          9. All sales shall be an incidental use;

27          M. One nameplate not exceeding two square feet in area  
28 containing the name of the occupant of the premises;

29          N. Aircraft hangar, provide:

30           1. No aircraft sales, service, repair, charter or rental  
31 shall be permitted on the premises; nor shall storage of any  
32 aircraft on the premises for such purposes be permitted.

33           2. Only one single or twin-engined noncommercial aircraft

1 (excluding helicopters) shall be accommodated on the premises.

2 3. No aviation fuel except that contained in the tank or  
3 tanks of the aircraft itself shall be stored on the premises.

4 4. No hangar shall be allowed except on lots which abut, or  
5 have a legal access which is not a county right-of-way to a  
6 landing field in conformance with K.C.C. Chapter 21.44.

7 5. No hangar constructed pursuant to this section shall  
8 exceed twenty feet in height above average grade, nor have a gross  
9 area exceeding three thousand square feet;

10 0. Beehives, limited to four, provided:

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

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

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

17 4. All colonies shall be registered with the county  
18 agricultural extension agent prior to April 1st of each year;  
19 state registration form is acceptable for use with the county.

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

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

24 b. When situated less than six feet above adjacent ground  
25 level and behind a solid fence or hedge six feet in height  
26 parallel to any property line within twenty-five feet of the hive  
27 and extending at least twenty feet beyond the hive in both  
28 directions.

29 6. Bees living in trees, buildings, or any other space  
30 except in movable-frame hives; abandoned colonies; or diseased  
31 bees constitute a public nuisance, and shall be abated as set  
32 forth in K.C.C. 21.69.

33 7. Lots containing more than fifteen thousand square feet,

1 but less than thirty-five thousand square feet of area may have up  
2 to sixteen beehives.

3 8. Lots containing thirty-five thousand square feet or more  
4 shall be limited to fifty beehives.

5 and extending at least twenty feet beyond the hive in both  
6 directions.

7 P. Specialized instruction schools, provided:

8 1. Instructional courses are limited to a maximum of four  
9 students per session.

10 2. Parking, beyond that required for residential uses on  
11 the site, shall be provided as in K.C.C. 21.50.040, Parking spaces  
12 required.

13 SECTION 3. Ordinance 3144, Section 4 and K.C.C. 21.08.040  
14 are hereby amended as follows:

15 Permitted uses - Primary nonresidential. The following  
16 nonresidential uses only are permitted outright in an RS zone,  
17 subject to the off-street parking requirements, landscaping  
18 requirements, and the general provisions and exceptions set forth  
19 in this title beginning with Chapter 21.46, and subject to the  
20 provisions of the King County shoreline management master program  
21 where applicable:

22 A. Art galleries and museums when located in a public park or  
23 on a public or private school site;

24 B. Cemeteries which were legally in existence prior to the  
25 effective date of the adoption of this title;

26 C. Churches, providing the following conditions are conformed  
27 to:

28 1. All buildings and structures on the site shall not  
29 cover more than forty percent of the area of the site .

30 2. Buildings and structures on the site shall not be closer  
31 than thirty feet to any property line, except that a detached  
32 one-family dwelling on such site need conform only to the yard  
33 requirements and required distance between buildings as prescribed

1 for residences by this chapter.

2 3. The height limits of the RS classification shall apply,  
3 except that the height shall be measured to the mean height of the  
4 roof.

5 4. On interior lots, the required side yards may be used to  
6 provide off-street parking areas and on corner lots the interior  
7 side yards may be similarly used. Under no circumstances may the  
8 required front yard or the side yard on the side street be used  
9 for off-street parking.

10 5. All lights provided to illuminate any parking area or  
11 building on such site shall be so arranged as to direct the light  
12 away from any adjoining premises.

13 6. Church sites shall abut and be accessible from at least  
14 one public street having two moving traffic lanes and a dedicated  
15 width that will permit not less than a thirty-six-foot roadway.

16 7. The following signs only are permitted:

17 a. One sign area, lighted or unlighted, on the outside  
18 wall of the main building and parallel thereto, having an area not  
19 greater than forty square feet;

20 b. A detached sign having an area of not more than twenty  
21 square feet and on which both faces may be utilized, such being  
22 securely mounted on the ground on supports and the top of which  
23 sign shall be not more than six feet above the natural level of  
24 the ground upon which it rests. On corner and reverse corner lots  
25 one such sign may be placed facing each street;

26 c. A detached readerboard sign having an area no greater  
27 than fifty square feet, lighted or unlighted, and on which both  
28 faces may be utilized.

29 8. For purposes of determining conformance to the foregoing  
30 conditions and the parking requirements, a plot plan showing the  
31 ultimate location and use of all buildings, location of signs,  
32 location and amount of off-street parking areas, location and  
33 adequacy of ingress to and egress from parking areas, landscaping

1 and sketches to scale showing the building elevations and  
2 floorspace to be devoted to seating or assembly purposes, shall be  
3 filed with and approved by the building and land development  
4 division prior to the issuance of any building permit and  
5 thereafter the issuance of any building permits shall be governed  
6 by and conform to the approved plot plan. If later, a modified  
7 plot plan is submitted, the modified plan shall conform to the  
8 conditions and requirements of this title or any amendments in  
9 effect at the time the modified plan is submitted;

10 D. Golf courses, private or public, including clubhouse,  
11 accessory driving range, pitch and putt courses, provided:

12 1. All buildings or structures shall maintain a distance  
13 of not less than fifty feet from any property boundary line and  
14 from any street boundary line.

15 2. No required yard or open space on the premises may be  
16 used to provide parking spaces for cars or vehicles.

17 3. Where property devoted to these purposes is bounded by a  
18 street, then on any street property line no entrance-exit  
19 facilities for automobiles shall be located closer than one  
20 hundred feet from a street intersection;

21 E. Libraries, publicly operated;

22 F. Parks, publicly owned and operated, provided:

23 1. No bleachers or stadiums are permitted if the site is  
24 less than ten acres, and no public amusement devices for hire are  
25 permitted.

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

29 3. All buildings or structures or service yards on the site  
30 shall maintain a distance not less than fifty feet from any  
31 property line and from any public street;

32 G. Schools, elementary, junior high and high, and junior  
33 colleges, public private or parochial; provided the following



1 conditions are conformed to:

2 1. No less than the following minimum site areas shall be  
3 provided:

- 4 a. For elementary schools, five acres,
- 5 b. For junior high schools, ten acres,
- 6 c. For senior high schools, fifteen acres,
- 7 d. For junior colleges, twenty acres

8 2. All buildings and structures shall maintain a distance  
9 not less than thirty feet from any property line.

10 3. All buildings, including accessory buildings and  
11 structures, shall not cover more than forty percent of the area of  
12 the site.

13 4. The following signs only are permitted:

14 a. One sign, lighted or unlighted, on the outside wall  
15 of the main building and parallel thereto, having an area not  
16 greater than forty square feet.

17 b. A detached sign, lighted or unlighted, totalling not  
18 more than twenty square feet and on which both faces maybe  
19 utilized, such sign being securely mounted on the ground and the  
20 top of which sign shall be not more than six feet above natural  
21 grade. On corner and reverse corner lots one such sign may be  
22 placed facing each street;

23 H. The reuse of closed public school facilities that are  
24 retained in the ownership fo the school district, provided:

25 1. Prior to conversion, the school district shall:

26 a. Give notice of intent to reuse the facility and hold  
27 a hearing for the purposes of advising the neighborhood of the  
28 proposed reuse and receiving comments. Notice of the public  
29 hearing shall follow the procedures described in K.C.C. 21.62.070.

30 b. Develop a plan for the reuse of the facility which  
31 includes a list of the uses of conversion and conditions, a site  
32 plan showing the existing conditions, any proposed structural  
33 modifications, existing and proposed parking and access abutting

1 right-of-way width and street and sidewalk improvements, fire  
2 access, existing vegetation and proposed landscaping, signs, and  
3 exterior lighting. A certificate of water availability shall be  
4 attached to the site plan.

5 c. Prepare an application which includes all written  
6 comments submitted and a verbatim transcript of all oral comments  
7 at the public hearing, addresses citizen concerns with conditions  
8 or limitations, and presents the site plan.

9 d. Submit the application and site plan to the manager of  
10 the building and land development division (BALD).

11 2. The manager of BALD shall either approve, approve with  
12 conditions or reject with cause the district's application and  
13 site plan based on compliance with applicable rules and  
14 regulations. The manager may hold a public hearing if he deems  
15 that it is appropriate. The manager's decision may be appealed to  
16 the zoning and subdivision examiner as set forth in K.C.C. 20.24.  
17 The manager's decision may be revoked or modified if the examiner  
18 determines it is clearly erroneous.

19 3. Once an application and site plan is approved by BALD  
20 and then accepted by the district through school board resolution,  
21 it shall be the basis for reviewing all building permits and  
22 change of occupancy permits for the facility. BALD shall  
23 determine compliance with the approved plan before issuing such  
24 permits.

25 4. The list of eligible uses shall be limited to the  
26 following:

27 a. Those uses permitted in Sections 21.08.040 and  
28 21.08.050 of this chapter subject to the conditions set forth in  
29 those sections in which case a school district does not have to go  
30 through the conversion process for closed public school  
31 facilities, and;

32 b. Community cultural activities, including theater and  
33 dance rehearsal or instructional halls for the performing arts.

- 1 Performing arts theaters shall locate only in senior high schools;
- 2 c. Public health clinic with no overnight stay;
- 3 d. Administrative offices of civic, social service,  
4 governmental and religious organizations;
- 5 e. Non-profit agencies providing community services and  
6 goods delivery;
- 7 f. Community fund raising activities;
- 8 g. Community and senior citizens center;
- 9 h. Children's programs such as preschool, co-op nursery;
- 10 i. Recreation programs and athletic activities;
- 11 j. Maintenance caretaker residence;
- 12 k. Dwelling units at the density permitted by the  
13 underlying zoning designation;
- 14 l. Cafeteria services (limited to building users and  
15 programs for the elderly);
- 16 m. Professional offices limited to twenty percent of the  
17 net usable floor space of the school facility;
- 18 n. Convalescent homes;
- 19 o. Nursing homes;
- 20 p. Storage of materials and equipment within the  
21 building by educational, community service and governmental  
22 agencies;
- 23 q. Emergency shelters for families only;
- 24 r. College/University;
- 25 s. Arts and crafts vocation and trade schools;
- 26 t. Adult community school and business school.
- 27 u. Specialized instruction schools.

28 5. Parking shall be provided as follows:

- 29 a. The school district shall develop a parking plan  
30 designating parking areas and driveways for all building users and  
31 tenants;
- 32 b. The total number of off-street parking spaces to be  
33 provided for all building users shall be calculated based on the

1 provisions set forth in K.C.C. 21.50. Building use shall be  
2 limited to the amount of available parking;

3 c. Lease agreements negotiated between the tenants and  
4 the school district shall stipulate the use of on-site parking  
5 facilities.

6 6. Right-of-way dedication and street improvements shall be  
7 provided pursuant to K.C.C. 14.28, 19.26.310 and 21.48.110. The  
8 county road engineer shall determine necessary access and shall  
9 recommend any needed street and sidewalk improvements.

10 7. All uses in converted school buildings shall conform  
11 to the building and fire code and meet the necessary standards  
12 relating to separation, sprinklers and building requirements.

13 8. Signs shall be permitted according to the following  
14 standards and shall not be placed in any yard or required open  
15 space:

16 a. Up to two signs of no more than forty square feet  
17 each may be located on the site to identify the facility and  
18 tenants. If the signs are illuminated, they shall be shielded so  
19 that direct rays from the light do not impact surrounding  
20 properties;

21 b. Up to three additional signs of no more than fifteen  
22 square feet each may be placed around the site to identify the  
23 facility and parking;

24 c. Signs of five square feet or less may be placed to  
25 direct users to on-site parking;

26 d. Flashing and neon signs are not permitted;

27 e. Signs may be freestanding but shall be no taller than  
28 five feet;

29 f. No tenant shall have any sign in the window identi-  
30 fying their occupancy.

31 9. The property shall be managed, operated and maintained  
32 to preserve the peace and character of the surrounding neighbors.  
33 The hours of operation may be restricted.

1 I. Signs, only the following (except as provided for  
2 churches and schools):

3 1. One nameplate not exceeding two square feet in area  
4 containing the name of the occupant of the premises,

5 2. One unlighted sign not exceeding six square feet in  
6 area pertaining to the sale, lease or hire of only the particular  
7 building, property or premises upon which displayed (including a  
8 vacant lot or parcel),

9 3. An unlighted permanent community identification sign in  
10 connection with a subdivision or planned unit development  
11 provided:

12 a. A maximum of two signs shall be permitted per sub-  
13 division or planned unit development.

14 b. Each sign shall not exceed forty-two inches in  
15 height.

16 c. Each sign shall not exceed twenty square feet in  
17 area.

18 d. Each sign shall be residential in character.

19 e. Each sign shall not reduce sight distance at inter-  
20 sections.

21 f. Each sign may be located in a tract separate from  
22 residential lots, on a landscaping or other easement, or on county  
23 right-of-way with the approval of the department of public works.  
24 In no event shall the county assume maintenance or liability  
25 responsibility for such signs;

26 J. Unclassified uses, as provided in Chapter 21.44.

27 K. Day nurseries, provided:

28 1. A maximum of twelve children are cared for in any  
29 twenty-four hour period, provided further that the facility shall  
30 conform to the occupancy requirements of Chapter 8 of the Uniform  
31 Building Code as adopted by King County whenever more than six  
32 children are cared for at one time.

33 2. A minimum of two off-street parking spaces shall be

1 required which shall not be located within any required yards.

2 3. Buildings, structures and landscaping shall be of a  
3 character which is appropriate for the area.

4 4. Outdoor play areas shall be provided with a minimum of  
5 seventy-five square feet in area for each child using the area at  
6 one time, and shall be completely enclosed by a solid barrier such  
7 as a berm, wall or fence, with no openings except for gates, and  
8 having a minimum height of six feet, to minimize visual and noise  
9 impacts and prevent trespassing on adjacent residentially  
10 classified properties.

11 5. Play equipment shall not be located closer than twenty  
12 feet to any property lines.

13 6. The hours of operation may be restricted to assure  
14 compatibility with surrounding neighborhood.

15 Section 4. Ordinance 3677, Section 2 and K.C.C. 21.20.020  
16 are hereby amended as follows:

17 Permitted Uses - Suburban Residential. In an SR zone, the  
18 following residential uses only are permitted and as hereinafter  
19 specifically provided and allowed by this chapter, subject to the  
20 off-street parking requirements, landscaping requirements, and the  
21 general provisions and exceptions set forth in this title  
22 beginning with Chapter 21.46, and the provisions of the King  
23 County shoreline management master program where applicable:

24 A. Any use permitted in the RS and SE classifications;  
25 provided, however that on lots having an area of less than  
26 thirty-five thousand square feet, only those uses permitted in the  
27 RS classification are allowed, and on those lots having more than  
28 thirty-five thousand square feet but less than five acres only  
29 those uses permitted in the SE classification are allowed;  
30 provided further, that townhouses are permitted only within a  
31 planned unit development. One-family dwellings shall be subject  
32 to the limitations of use section of the RS classification.

33 B. Signs, as follows:

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 sign not exceeding twelve square feet in area for  
5 identification of premises (excluding home occupations); or  
6 advertising produce sold upon the premises, provided such sign  
7 shall not be located in any required yard or open space on the  
8 premises:

9           3. One unlighted double-faced sign not exceeding six square  
10 feet in area per face, pertaining only to the sale, lease or hire  
11 of only the particular building, property or premises upon which  
12 displayed.

13           C. Swimming, tennis, yacht and country clubs, and  
14 recreational fields (noncommercial) but not including amusement  
15 devices for hire, subject to a conditional use permit, provided:

16           1. Any building or structure on the premises shall maintain  
17 a distance of not less than thirty-five feet from any exterior  
18 boundary line which is a common property line with R or S  
19 classified property and from any street boundary lines,

20           2. No required yard or open space on the premises may be  
21 used to provide parking space for cars or vehicles,

22           3. Where property devoted to these purposes is bounded by a  
23 street, then on any street property line no entrance-exit  
24 facilities for automobiles shall be located closer than one  
25 hundred feet to a street intersection;

26           D. Specialized instruction schools provided:

27           1. The site shall have a minimum lot size of 2 1/2 acres.

28           2. The specific standards set forth in K.C.C. 21.44.030 R  
29 are met.

30           ((D.))E. Planned unit developments as provided in Chapter  
31 21.56;

32           ((E.))F. Unclassified uses as provided in Chapter 21.44.

33           Section 5. Ordinance 7661, Section 4 and K.C.C. 21.21A.040

1 are hereby amended as follows:

2 Permitted uses - Nonresidential. The following nonresidential  
3 uses only are permitted in an A-R zone:

4 A. Bed and breakfast guesthouse, provided:

5 1. Bed and breakfast guesthouse operation shall be located  
6 only on the premises of the principal residence of the operator;

7 2. The guesthouse operation shall not use more than fifty  
8 percent of the floor area of the principal residence.

9 3. One off-street parking space shall be provided for each  
10 guestroom plus the required off-street parking spaces for the  
11 principal dwelling. This parking area shall not be located  
12 within any required setback. Landscaping may be required by the  
13 division to screen parking areas from the view of adjacent  
14 properties and from public roads;

15 4. The wastewater disposal facility and the domestic water  
16 supply serving the guesthouse shall be approved by the  
17 Seattle-King County department of public health prior to the use  
18 permit being issued;

19 5. The number of persons accommodated per night shall not  
20 exceed five except that a structure which satisfies the standards  
21 of the uniform building code as adopted by King County for R-1  
22 occupancies may accommodate up to ten persons per night;

23 6. Service of meals shall be to registered guests only;

24 B. Public utility facilities such as telephone exchanges,  
25 water pumping stations, electrical distribution substations, water  
26 storage reservoirs or tanks necessary for the distribution and  
27 transmission of services for the area or which require location in  
28 the area;

29 C. Libraries and parks, publicly owned subject to the  
30 provisions of K.C.C. 21.08.040 F.;

31 D. Day nurseries subject to the provisions of K.C.C.  
32 21.08.040;

33 E. Reuse of closed school facilities subject to the



1 provisions of K.C.C. 21.08.040;

2 F. Specialized instruction schools provided:

3 1. The site shall have a minimum lot size of 2½ acres.

4 2. The specific standards set forth in K.C.C. 21.44.030R  
5 are met.

6 ((F))G Unclassified uses subject to the provisions of K.C.C.  
7 21.44, when consistent with the purpose of the zone.

8 SECTION 6. Ordinance 4303, Section 3 and K.C.C. 21.25.020 are  
9 hereby amended as follows:

10 Permitted uses. In a G-5 zone, the following uses only are  
11 permitted, subject to the off-street parking requirements and  
12 other general provisions and exceptions set forth in this title  
13 beginning with Chapter 21.46:

14 A. A one-family dwelling and accessory buildings and uses;  
15 provided, that if the dwelling is a factory built unit or a mobile  
16 home, it must be certified by the State of Washington, and if the  
17 dwelling is a mobile home, it must also meet on-site permit  
18 requirements contained in K.C.C. 21.09 as now or hereafter  
19 amended;

20 B. On parcels having an area of 35,000 square feet or greater  
21 but less than five acres the following uses are permitted:

22 1. Agricultural crops,

23 2. Accessory buildings and uses, including the following:

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

33 b. Green houses provided no retail sales are permitted on

1 the premises for parcels of less than one acre;

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

7 3. Livestock, provided:

8 a. No more than one horse, cow, steer, or swine or five  
9 sheep or goats, not counting sucklings, for each one-half acre of  
10 the total site area shall be permitted.

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

16 c. Any building, pen or structure used to house, confine  
17 or feed such animals shall not be located closer than thirty-five  
18 feet on any boundary property line nor closer than forty-five feet  
19 to any building containing a dwelling unit or accessory living  
20 quarters on the same premises.

21 d. Swine shall be permitted only on a site with a minimum  
22 area of three acres which shall not be further subdivided, and any  
23 building, pen or structure used to house, confine or feed swine  
24 shall not be located closer than one hundred feet to any property  
25 line nor closer than forty-five feet to any building containing a  
26 dwelling unit or accessory living quarters on the same premises.

27 4. Raising of poultry, chicken, squab and rabbits,  
28 provided:

29 a. No more than thirty in total of such fowl or animals  
30 per acre may be kept on the premises.

31 b. Any birds kept on the premises shall be confined  
32 within an aviary.

33 c. Any building, pen, aviary or structure used to house

1 or contain such fowl and animals shall not be located closer than  
2 thirty-five feet on any boundary property line nor closer than  
3 forty-five feet to any building containing a dwelling unit or  
4 accessory living quarters on the same premises.

5 5. Raising of hamsters, nutria and chinchilla for commercial  
6 purposes provided,

7 a. No more than one hundred of such animals per acre may  
8 be kept on the premises.

9 b. Any buildings, pens, cages or structures used to  
10 contain or house such animals shall not be located closer than  
11 thirty-five feet to any building containing a dwelling unit or  
12 accessory living quarters on the same premises.

13 6. Sign, as follows:

14 a. One unlighted identification sign not exceeding two  
15 square feet in area containing the name of the occupant of the  
16 premises;

17 b. One unlighted double-faced sign not exceeding six  
18 square feet of area per face, pertaining only to the sale, lease  
19 or hire of only the particular building, property or premises upon  
20 which displayed;

21 7. Rental stables, subject to a conditional use permit,  
22 provided the site must be large enough to contain the riding area  
23 or trail system.

24 C. On parcels having 5 acres or more but less than 10 acres  
25 all of the uses permitted in K.C.C. 21.25.020B plus the following  
26 uses:

27 1. Fishing ponds (commercial), but excluding restaurants;

28 2. Forest crops, growing and harvesting;

29 3. Horticultural nurseries;

30 4. Small animal farms, including mink and fox farms;

31 provided any building, pen, cage or structure used to contain,  
32 house, confine or feed such animals shall not be located closer  
33 than one hundred fifty feet to any building containing a dwelling

1 unit or accessory living quarters on the same premises;

2 5. Small animal hospital and clinic, provided the portion  
3 of the building or structure in which animals are kept or treated  
4 is sound-proofed; all run areas are completely surrounded by an  
5 eight-foot solid wall; the animal runs shall be surfaced with  
6 concrete or other impervious materials; there shall be no burning  
7 of refuse or dead animals on the premises; drainage shall be away  
8 from adjoining properties;

9 6. Slaughtering and dressing of animals or fowl raised on  
10 the premises, accessory to a residence; provided any building,  
11 structure or area used for such purposes shall not be closer than  
12 seventy-five feet to any boundary property line of the premises,  
13 or closer than forty-five feet to any building containing a  
14 dwelling unit or accessory living quarters on the same premises.

15 D. On parcels having 10 acres or more, all of the uses  
16 permitted in K.C.C. 21.25.020B and C plus the following structures  
17 and uses are permitted.

18 1. Barns, silos and other structures necessary for farming  
19 and ranching practices, provided said structures shall not be  
20 located closer than seventy-five feet to any boundary property  
21 line of the premises or any building containing a dwelling unit or  
22 accessory living quarters on the same premises;

23 2. Beehives, without limit on number, provided:

24 a. Colonies shall be maintained in movable-frame hives at  
25 all times,

26 b. Adequate space shall be maintained in each hive to  
27 prevent overcrowding and swarming,

28 c. Colonies shall be requeened following any swarming or  
29 aggressive behavior,

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

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

1           (1) When situated eight feet or more above adjacent  
2 ground level or

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

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

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

14           b. Any open-air storage of manure, hay, straw, shavings  
15 or similar organic materials shall maintain a distance of not less  
16 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           4. Forest products, growing and harvesting, including  
21 processing of locally harvested crops using portable equipment;

22           5. Public and private stables; provided:

23           a. Any stable or barn shall not be located closer than  
24 seventy-five feet to any boundary property line, nor closer than  
25 forty-five feet to any building containing a dwelling unit or  
26 accessory living quarters on the same premises,

27           b. Any corrals, exercise yards or arenas shall maintain a  
28 distance of not less than thirty-five feet from any boundary  
29 property line and a distance of not less than forty-five feet from  
30 any building containing a dwelling unit or accessory living  
31 quarters on the same premises,

32           c. One unlighted sign, up to sixteen square feet in size,  
33 shall be permitted;

1           6. Pasturing and grazing;

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

9           8. Marketing of agricultural and dairy products raised on  
10 the premises; provided only one stand shall be permitted on the  
11 premises and such stand shall not contain more than five hundred  
12 square feet of floor area and shall not be located in any required  
13 yard or open space on the premises;

14           9. Retail sales of feed, seed or fertilizers, and plants  
15 for processing agricultural and dairy products, both subject to  
16 the issuance of a conditional use permit; provided the following  
17 minimum conditions are conformed to:

18           a. The number of employees involved and the physical  
19 scale is such that there is no substantial traffic involved and  
20 the building intensity and character is consistent with the  
21 surroundings,

22           b. There are adequate facilities provided to handle sewer  
23 and water needs and the processes do not violate air or water  
24 pollution standards,

25           c. The use is not located within a one hundred-year  
26 floodplain. Expansion of any existing facilities in the  
27 floodplain shall be limited to structural alterations and  
28 increases in floor area required by law for health and safety  
29 reasons:

30           10. Home occupations; provided the home occupation:

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

33           b. Is clearly incidental and secondary to the use of the

1 property for agricultural purposes,

2 c. Has no display or sign not already permitted in the  
3 zone,

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

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

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

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

14 h. All sales shall be an incidental use.

15 E. Public utility facilities such as telephone exchanges,  
16 water pumping stations, electrical distribution substations, water  
17 storage reservoirs or tanks necessary for the distribution and  
18 transmission of services for the area including accessory  
19 microwave transmission facilities and towers;

20 F. Schools and churches;

21 G. Libraries and parks, publicly owned and operated, subject  
22 to the provisions of K.C.C. 21.08.040F;

23 H. Any accessory use set forth in K.C.C. 21.08.030 and K.C.C.  
24 21.08.050, subject to the provisions contained therein;

25 I. Recreational facilities, community noncommercial,  
26 including clubhouse facilities, subject to the issuance of a  
27 conditional use permit, provided:

28 1. Any building, structure, or parking area on the site  
29 shall maintain a distance not less than twenty-five feet from any  
30 abutting R, S or G classified property.

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

4           3. The site shall be located upon, or have adequate access  
5 to a public thoroughfare.

6           J. Specialized instruction schools provided:

7           1. The lot shall have a minimum lot size of 2½ acres.

8           2. The specific standards set forth in K.C.C. 21.44.030R  
9 are met.

10           ((F))K. Unclassified uses as provided in Chapter 21.44, only  
11 when consistent with the purpose of this chapter and excluding  
12 commercial establishments and enterprises as defined by K.C.C.  
13 21.44.030C.

14           SECTION 7. Resolution 25789, Section 1301 and K.C.C.  
15 21.26.020 are hereby amended as follows:

16           Permitted uses. Any of the following types of uses which can  
17 meet the following standards are permitted and allowed by this  
18 classification, subject to the limitations set forth herein:

19           A. Any on-premises retail enterprise dispensing food or  
20 commodities (but not including automobiles, boats, trailers and  
21 heavy-duty equipment) and which may involve only incidental and  
22 limited fabrication or assembly of commodities;

23           B. Business offices and any type of use rendering  
24 professional services to the individual, provided:

25           1. The service does not involve keeping the person  
26 receiving the service overnight on the premises,

27           2. The service does not include selling alcoholic beverages  
28 for on-premises consumption unless accessory to restaurant,

29           3. The service does not involve in whole or in part the  
30 providing of recreation, recreational facilities or entertainment  
31 other than moorage for private pleasure craft,

32           4. The professional service does not include kennels or  
33 small animal hospitals or clinics;



1 C. Any public utility installation relating directly to local  
2 distribution of services including switching and transmission  
3 stations but not including warehouses, service yards or the like  
4 unless otherwise permitted by this title;

5 D. Public off-street parking facilities, whether publicly or  
6 privately owned and operated, provided any area so used shall not  
7 be used for a vehicle, trailer or boat sales area or for the  
8 accessory storage of such vehicles;

9 E. Churches;

10 F. Public office buildings, art galleries, museums,  
11 libraries, police and fire stations;

12 G. Neighborhood scale mixed use business-residential uses  
13 subject to a conditional use permit, and subject to the provisions  
14 and conditions governing mixed use developments in the BR-N zone.

15 H. Specialized instruction schools.

16 SECTION 8. Resolution 25789, Section 1401 and K.C.C.  
17 21.28.020 are hereby amended as follows:

18 Permitted Uses. Any of the following types of uses which can  
19 meet the following standards are permitted and allowed by this  
20 classification subject to the limitations set forth in this  
21 section.

22 A. Any on-premises retail enterprise dispensing food or  
23 commodities which may involve only incidental and limited  
24 fabrication or assembly of commodities; provided that, the sale of  
25 automobiles, trailers, boats, heavy equipment and similar  
26 commodities are specifically excluded;

27 B. Business offices which may include limited fabrication,  
28 assembly and repair of electronic components and devices and any  
29 type of use rendering professional services or personal services  
30 to the individual;

31 C. Hospitals, except mental and alcoholic hospitals;

32 D. Hotels and motels, except apartment hotels;

33 E. Enterprises providing entertainment and recreation;

1 provided, however, that the operation of an adult theater shall be  
2 prohibited within five hundred feet of an R or S zone and,  
3 provided further, that adult theaters shall not be operated  
4 concurrently within five hundred feet of, nor within the same  
5 structure as, the operation of any other theater;

6 F. Lodges, private clubs and fraternal societies;

7 G. Moorages for private pleasure craft;

8 H. Mortuaries;

9 I. Any public utility installation relating directly to the  
10 distribution of services including switching and transmission  
11 stations, but not including warehouses, service yards or the like  
12 unless otherwise permitted by this title;

13 J. Public off-street parking facilities, whether publicly or  
14 privately owned and operated, provided any area so used shall not  
15 be used for a vehicle, trailer or boat sales area or for the  
16 accessory storage of such vehicles;

17 K. Automobile rental

18 L. Churches;

19 M. Public office buildings, art galleries, museums,  
20 libraries, police and fire stations;

21 N. Signs, without limitation as to size and the number, and  
22 outdoor advertising structures;

23 O. Recreational vehicle parks as provided in Chapter 21.09;

24 P. Household moving truck rental or trailer rental as an  
25 accessory use to an automobile service station only, provided  
26 that:

27 1. Not more than four trucks and eight trailers shall be  
28 permitted on a station site;

29 2. Whenever such uses are proposed at an existing station  
30 which has a common boundary with R or S classified property, the  
31 landscaping provisions set forth in Chapter 21.51 must be adhered  
32 to at least for that boundary.

33 Q. Community scale mixed use business-residential develop-

1 ments subject to a conditional use permit, and subject to the  
2 provisions and conditions governing mixed use developments in the  
3 BR-C zone.

4 R. Specialized instruction schools.

5 SECTION 9. Resolution 25789, Section 1601 and K.C.C. 21.32.020  
6 are hereby amended as follows:

7 Permitted uses. The following uses only are permitted and  
8 specifically provided and allowed by this chapter:

9 A. Any use first permitted in the C-G classification provided  
10 however a dwelling shall be permitted on the same lot or site on  
11 which an industrial use is located when the dwelling is used  
12 exclusively by a caretaker or superintendent of such enterprise  
13 and his family.

14 B. Advertising structures (billboards)

15 C. Automobile body and fender works when operated and  
16 maintained wholly within an entirely enclosed building

17 D. Automobile assembly plant, when contained within a wholly  
18 enclosed building

19 E. Automobile painting, provided all painting, sanding and  
20 baking shall be conducted wholly within an enclosed building

21 F. Automobile service stations

22 G. Bag cleaning and conditioning

23 H. Bakeries, wholesale

24 I. Banks

25 J. Battery manufacture and rebuilding

26 K. Bleaching and dyeing plants

27 L. Blueprinting and photostating

28 M. Boat building and repairing for boats not exceeding one  
29 hundred ten feet in length

30 N. Bottling plants

31 O. Broom and brush manufacture

32 P. Building materials storage yards

33

- 1 Q. Carpet and rug cleaning plants
- 2 R. Ceramic products, manufacture of wall and floor tile and  
3 related small tile products, but not including bricks, drain,  
4 building or conduit tile
- 5 S. Clothes cleaning or clothes dyeing plants
- 6 T. 'Contractor's storage yards
- 7 U. Cosmetics, manufacture of
- 8 V. Creameries and dairy products manufacture
- 9 W. Die casting
- 10 X. Distributing plants (jobbers)
- 11 Y. Dog pounds
- 12 Z. Electrical appliances, manufacture and assembly of
- 13 AA. Electric neon sign manufacturing
- 14 BB. Electro-plating, silver, chrome, copper
- 15 CC. Feed and fuel yards
- 16 DD. Freight terminals
- 17 EE. Food products manufacture, storage, processing and  
18 packaging of, but not including the manufacturing and processing  
19 of lard, pickles, sauerkraut, sausage or vinegar
- 20 FF. Garment manufacture
- 21 GG. Hospitals, emergency only
- 22 HH. Hotels and motels
- 23 II. Ice manufacturing plant
- 24 JJ. Laundries
- 25 KK. Machine shops with a punch press up to twenty tons  
26 capacity, when contained wholly within an enclosed building and  
27 the building is not closer than three hundred feet to a  
28 residential or suburban zone; no drop hammer or drop forge is  
29 permitted
- 30 LL. Manufacture, processing, treatment or assembly of  
31 articles from previously prepared materials such as bone, canvas,  
32 cellophane, cork, fibre, felt, fur, feathers, glass, leather,  
33

1 paper, metal, stone, wood, yarn, plastics and shell.

2 MM. Metal, manufacture and fabrication of products from  
3 (except major structural steel forms, boiler making and similar  
4 activities involving excessive noise, or major trucking in terms  
5 or over-standard dimensions per unit or over-standard dimensions  
6 of load)

7 NN. Parcel service delivery terminals

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

10 PP. Pharmaceuticals, manufacturing, processing, packaging and  
11 storage of, including drugs, perfumes, toiletries and soap (cold  
12 mix only)

13 QQ. Plumbing supply yards

14 RR. Prefabricated building, manufacture of (no concrete)

15 SS. Pipeline booster or pumping plant in connection with  
16 water, oil, petroleum, gas, gasoline or other petroleum products

17 TT. Printing and printing ink manufacture

18 UU. Public utility service facilities, yards or electric  
19 transmission substations

20 VV. Restaurants, including cocktail lounges

21 WW. Rubber, fabrication of products made from finished rubber

22 XX. Storage of impounded and damaged cars, but no wrecking  
23 yards

24 YY. Storage for transit and transportation equipment, except  
25 freight classification yards

26 ZZ. Textile manufacture, processing or treatment

27 (A) Tile, manufacture of wall and floor tile and related  
28 small tile products

29 (B) Tobacco products, manufacture of

30 (C) Truck repairing and rental

31 (D) Upholstering

32 (E) Vacuum metalization

33 (F) Warehousing

1 (G) Accessory buildings and uses customarily incident to any  
2 of the above uses, when located on the same site with the main  
3 building

4 (H) Other similar industrial enterprises or businesses as set  
5 forth in Section 21.46.050 of this title

6 (I) Planned unit development as provided in Chapter 21.56

7 (J) Unclassified uses as provided in Chapter 21.44

8 (K) Business and professional offices

9 (L) Enterprises selling alcoholic beverages for on-premises  
10 consumption

11 (M) Police and fire stations

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

14 1. Buildings are not permitted,

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

21 3. Any pasturing or grazing shall be adequately fenced and  
22 shall maintain a distance of thirty-five feet from any boundary  
23 property line which is a common line with S-R or R zoned property  
24 when such property is developed.

25 4. The number of livestock shall not exceed that permitted  
26 in the S-R zone,

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

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

1           (P) Specialized instruction schools.

2           SECTION 10. Resolution 25789, Section 2202 and K.C.C. 21.44.030

3 are hereby amended as follows:

4           Uses requiring conditional use permit. The following uses may  
5 locate subject to the issuance of a conditional use permit  
6 processed as provided in Chapter 21.58.

7           A. Cemeteries, provided:

8                 1. No building shall be located closer than one hundred  
9 feet from any boundary line,

10                2. A protective fence and a landscaped strip of evergreen  
11 trees and shrubs at least ten feet in width shall be installed on  
12 all common boundry lines with R or S zoned property;

13           B. Columbariums, crematories and mausoleums, provided these  
14 uses are specifically excluded from all R zones unless inside a  
15 cemetery;

16           C. Commercial establishments or enterprises involving large  
17 assemblages of people or automobiles as follows, provided these  
18 uses are specifically excluded from all R, S-E and F-R zones:

19                 1. Amusement parks,

20                 2. Boxing and wrestling arenas,

21                 3. Ball parks,

22                 4. Fairgrounds and rodeos,

23                 5. Golf driving ranges,

24                 6. Labor camps (transient),

25                 7. Drive-in theater; provided, that no adult theater shall  
26 be operated within five hundred feet of an R or S zone or at a  
27 drive-in theater as defined in King County Code 21.04.310 whose  
28 screen may be viewed from a public right-of-way or an R or S zone,

29                 8. Race tracks, drag strips, motorcycle hills and Go-Kart  
30 tracks,

31                 9. Stadiums;

32                 10. Auction facilities;

33           D. Educational institutions not otherwise permitted;

1 E. Fire stations, including spaces for municipal offices and  
2 utility district offices, when located in any R, S, G, or A zone,  
3 provided the following conditions are conformed to:

4 1. all buildings and structures shall maintain a distance  
5 of not less than twenty feet from any property line that is a  
6 common property line with R-zoned property,

7 2. Any building from which fire-fighting equipment emerges  
8 onto a street shall maintain a distance of thirty-five feet from  
9 such street,

10 3. Open storage shall be prohibited,

11 4. Overnight parking and maintenance of municipal or  
12 utility vehicles shall be within an enclosed structure which is  
13 compatible in size and design with the surrounding area;

14 F. Hospitals, mental and alcoholic, provided they are  
15 specifically excluded from all RS, RD, RM-2400, RM-1800 and S  
16 zones;

17 G. Institutions for training fo religious orders;

18 H. Kennels, provided that the minimum site area is five acres  
19 and that the buildings housing such use and animal runs shall not  
20 be closer than one hundred fifty feet to any boundary property  
21 line of the rpemises and that they are specifically excluded form  
22 all R zones. The zoning adjustor may require such additional  
23 setback, fencing, screening or soundproofing requirements as it  
24 deems necessary to ensure the compatibility of the kennel with  
25 surrounding developmetn;

26 I. Radio, microwave or television transmitters, towers and  
27 appurtenances, provided;

28 1. New facilities or uses shall share common sites with  
29 existing facilities or uses whenever possible, unless the  
30 applicant demonstrates that it is not feasible or beneficial to  
31 combine the installation of new facilities or uses with existing  
32 facilities or uses that are located in close proximity,

33 2. Sufficient setbacks or easements are provided to protect



1 improvements on adjacent property in the event of tower collapse,

2 3. Public access to towers shall be precluded,

3 4. Vehicle access and utility corridors shall be shared  
4 whenever possible;

5 J. Recreational areas, commercial, including yacht clubs,  
6 beach clubs, tennis clubs, parks, ski areas, marinas and similar  
7 activities;

8 K. Universities and colleges, including dormitories and  
9 fraternity and sorority houses when on campus;

10 L. Commercial establishments or enterprises involving open  
11 recreational uses of land as follows, provided these uses are  
12 specifically excluded from all R and S zones:

13 1. Campgrounds,

14 2. Camps, such as boy scout, girl scout, church, YWCA,  
15 YMCA, and similar types,

16 3. Recreational camps and resorts,

17 4. Outdoor stage theaters,

18 5. Recreational vehicle parks as provided in Chapter 21.09;

19 M. Hunting and fishing camps, gun clubs and rifle and pistol  
20 ranges, provided these uses are specifically excluded from all R  
21 and S zones, and provided further, the following conditions are  
22 conformed to:

23 1. All installations shall be located at such a distance  
24 from adjoining property lines as will protect abutting property  
25 from hazard, noise or dust; provided, that a minimum distance of  
26 fifty feet shall be maintained,

27 2. Firing ranges shall be designed so as to prevent stray  
28 or ricocheting bullets or pellets from leaving the property,

29 3. Plans submitted with the application shall, at a  
30 minimum, show location of all buildings, parking areas and access  
31 points; safety features of the firing range; provisions for  
32 reducing noise produced on the firing line; elevations of the  
33 range showing target area, backdrops or butts; and location of

1 buildings on adjoining properties.

2 N. Utility district offices. These uses are subject to the  
3 following exceptions and conditions:

4 1. Setbacks adequate to protect adjacent properties in the  
5 form of landscaped screening areas shall be required, provided  
6 that all buildings and structures shall maintain a distance of not  
7 less than twenty feet from any property line that is a common  
8 property line with an R or S zoned property,

9 2. Open storage shall be prohibited unless it can be  
10 demonstrated to the satisfaction of the zoning adjustor that  
11 screening or other visual designs can be effected which will be  
12 compatible with the surrounding area,

13 3. Overnight parking and maintenance of municipal or  
14 utility vehicles shall be within an enclosed structure,

15 4. All buildings and structures shall be compatible in size  
16 and design with surrounding areas.

17 O. Commercial and/or multifamily residential use of buildings  
18 listed on the National Register as a historic site or designated  
19 as King county landmark located in an R, S, G or A zone, provided:

20 1. Gross floor area of the building additions or new  
21 buildings required for the conversion shall not exceed twenty  
22 percent of the gross floor area of the historic or landmark  
23 buildings,

24 2. Conversions to multifamily use in the RS, RD, S, G and A  
25 zones shall not exceed one dwelling unit for each three thousand  
26 six hundred square feet of lot area,

27 3. Any construction required for conversion which affects  
28 significant features of the property protected pursuant to  
29 Ordinance 4828 and KCC 20.62 shall require certification of  
30 appropriateness from the King County Landmark Commission.

31 P. Cottage Industries, only in the following zones: G-5, G,  
32 A, S-E, S-C, GR-5, and GR-2.5, provided the following conditions  
33 are conformed to:

1           1. The site shall have a minimum area of thirty-five  
2 thousand square feet and meet the lot size requirements of the  
3 applicable zone;

4           2. The cottage industry shall be incidental to the use of  
5 the property for dwelling purposes and shall be less than fifty  
6 percent of the living area of the dwelling. This fifty percent  
7 square footage limitation includes outdoor assembly and storage  
8 areas but not required parking areas;

9           3. The following uses shall not be allowed:

10           a. Any activity which might result in excessive noise,  
11 smoke, dust, odors, heat or glare beyond that which is common to a  
12 residential area. The proposed use shall conform to the maximum  
13 permissible sound levels under K.C.C. Chapter 12.88. The zoning  
14 adjustor may require an applicant to provide sound level tests  
15 demonstrating such conformance.

16           b. Use or manufacture of products or operations which are  
17 dangerous in terms of risk of fire, explosion, or hazardous  
18 emissions.

19           c. Any other use deemed incompatible with a residential  
20 and/or agricultural area, subject to the review of the zoning  
21 adjustor;

22           4. Landscaping shall be required to screen parking areas  
23 and outside storage from the view of adjacent landowners and  
24 county roads;

25           5. Increased setbacks or additional screening may be  
26 established by the zoning adjustor to ensure that any proposed  
27 structure is compatible with the surrounding residential or  
28 agricultural area;

29           6. Required zoning setbacks may be increased subject to the  
30 review of the zoning adjustor for any activity which could  
31 potentially detract from a residential area but which is not  
32 deemed incompatible with the neighborhood. Such activities  
33 include but are not limited to: employee parking areas, loading

1 zones, outdoor storage, and outdoor work areas;

2 7. Any display or sign shall be subject to the review of  
3 the zoning adjustor;

4 8. All sales shall be an incidental use;

5 9. The allowable size of equipment used by the cottage  
6 industry shall be subject to the review of the zoning adjustor.

7 Q. Bed and breakfast guesthouse, provided:

8 1. The bed and breakfast guesthouse operation shall be  
9 located only on the premises of the permanent residence of the  
10 operator(s).

11 2. The guesthouse operation shall be compatible with the  
12 residential character of the neighborhood.

13 3. Signs shall be limited to one single-faced or double-  
14 faced identification sign not to exceed six square feet in area in  
15 G, SE, GR, G-5 and A zones nor two square feet in area in any  
16 other zone. Signs shall not be allowed within required setbacks  
17 except when located in G, SE, Gr, G-5, and A zones.

18 4. One off-street parking space shall be provided for each  
19 guestroom plus the required off-street parking spaces for the  
20 dwelling. This parking area shall not be located within any  
21 required yard. Landscaping may be required to screen parking  
22 areas from the view of adjacent properties and from public roads.

23 5. Serving meals to paying guests shall be limited to  
24 breakfast.

25 6. The wastewater disposal facility and the domestic water  
26 supply serving the guesthouse shall be subject to the approval of  
27 the Seattle-King County health department.

28 7. The number of persons accommodated per night shall not  
29 exceed five except that a structure which satisfies the standards  
30 of the Uniform Building Code as adopted by King County for R-1  
31 occupancies may accommodate up to ten persons per night.

32 8. A change of use permit must be obtained from the  
33 building and land development division.

1           R. Specialized instruction schools, provided they are  
2 excluded from the A, A10 and A35, F and FR zones where appropriate  
3 non-resource uses are set forth. Since the conditional use  
4 process is used to ensure the compatibility of this use with the  
5 surrounding neighborhood, specialized instruction schools are  
6 subject to the following provisions which the zoning adjustor  
7 may waive or modify when circumstances warrant:

8           1. Any building or structure on the site used for a school  
9 or its accessory use shall maintain a distance not less than  
10 twenty-five feet from any property line.

11           2. Non-residential parking excluding driveways shall be  
12 limited to a maximum of 2.5 percent of the site.

13           3. Parking, beyond that required for residential uses on  
14 the site, shall be provided as follows:

15           a. One space for each instructor and employee,

16           b. One space for every two students and/or spectators in  
17 attendance during an instructional session.

18           4. Landscaping shall be consistent with the requirements of  
19 K.C.C. 21.51.030E, except that when the parcel is greater than  
20 35,000 square feet the requirements shall apply to that portion of  
21 the lot in which the school and any accessory uses are located  
22 rather than the perimeter of the site.

23           5. Signs shall be limited to one unlighted double-faced  
24 sign not exceeding six square feet of area per face pertaining  
25 only to the instructional and sales activities of the property  
26 upon which displayed.

27           6. Retail sales shall be allowed as an accessory use to a  
28 specialized instruction school provided:

29           a. The site has a minimum lot size of 2.5 acres.

30           b. Sales shall be limited to items related to the  
31 instructional courses.

32           c. Total floor area for retail sales shall be limited to  
33 two thousand square feet.

1           d. Additional parking for retail uses shall be provided  
2 as required in 21.50.040A.

3           7. Sale of prepared food shall be allowed as an accessory  
4 use to a specialized instruction school provided:

5           a. The site has a minimum lot size of 2.5 acres.

6           b. This use is contained in the same structure as the  
7 school.

8           c. Floor area for this use shall be limited to one  
9 thousand square feet.

10           d. Additional parking shall be provided as required in  
11 21.50.040A for commercial uses.

12           SECTION 11. Resolution 25789, Section 2503 and K.C.C.  
13 21.50.040 are hereby amended as follows:

14           Parking spaces required. The amount of off-street parking  
15 required shall be no less than as set forth in this section:

16           A. For any use locating in the B-N or B-C zones, parking  
17 facilities shall be provided on the basis of one parking space for  
18 each two hundred square feet of total floor area within all  
19 buildings to be served thereby.

20           B. For any use locating in the C-G zone, parking facilities  
21 shall be provided on the basis of one parking space for each two  
22 hundred square feet of total floor area within all buildings to be  
23 served thereby.

24           C. For any use (except warehousing) locating in the M-L, M-H  
25 and the M-P zones, parking facilities shall be provided on the  
26 basis of one parking space for each one thousand square feet of  
27 total floor area within all buildings to be served thereby, or on  
28 the basis of one parking space for each three employees on the  
29 maximum working shift, whichever results in the most parking  
30 spaces.

31           "D. The following uses, wherever located, shall provide  
32 off-street parking facilities as follows:

33           1. Bowling alleys                                   Five parking spaces per alley

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2. Churches One parking space for each five seats in the principal place of assembly for worship, including balconies and choir loft. Where fixed seats consist of pews or benches, the seating capacity shall be computed upon not less than twenty lineal inches of pew or bench length per seat. If there be no fixed seats, then one parking space for each forty square feet of gross floor area in such principal place of assembly or worship shall be provided.

3. Community clubs and community recreational centers One parking space for each employee and one parking space for each forty square feet of gross floor area used for assembly purposes.

4. Dancehalls One parking space for each forty square feet of gross floor area.

5. Dwellings  
Single-family Two parking spaces  
Duplex - two - family One and one-half parking spaces  
multiples per dwelling unit. Where the total quota results in a fraction, the next highest full unit shall be provided.

6. Heliports, helistops One parking space for each five

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- with scheduled employees and five parking  
service spaces for each touchdown pad.
7. Hotels One parking space for each  
bedroom, except that only one  
parking space for each two  
bedrooms shall be required for  
hotels located within one  
thousand feet of the eastern  
boundary of the property  
commonly known as Sea-Tac  
International Airport
8. Hospitals One parking space for each bed
9. Libraries, when One parking space for each two  
located on publicly hundred fifty square feet of  
owned sites gross floor area
10. Lodges, containing One parking space for each two  
sleeping quarters; sleeping rooms or one parking  
fraternity, sorority space for each four beds,  
and group student whichever is greater  
housing
11. Mortuaries One parking space for each  
forty square feet floor area
12. Motels One parking space for each  
sleeping unit or dwelling unit
13. Museums One parking space for each two  
hundred fifty square feet of  
gross floor area
14. Offices One parking space for each two  
hundred square feet of gross  
floor area
15. Pleasure craft One parking space for each two  
moorage moorage stalls
16. Rest homes, nursing One parking space for each four



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- and convalescent beds  
homes; homes for  
retired and children's  
institutions
17. Roominghouses and One parking space for each two  
boardinghouses sleeping rooms or one parking  
space for each four beds,  
whichever is greater
18. Sanitariums One parking space for each bed
19. Senior Citizen One parking space for each  
dwelling unit
20. Schools, elementary One parking space for each  
and junior high, employee and each faculty  
public, private or member  
parochial
21. School, high, public, One parking space for each  
private or parochial fifty students and one parking  
space for each employee and  
each faculty member. Where  
parochial schools and churches  
are on the same site, the  
required church parking  
facilities shall be considered  
as contributing to the school  
parking requirement
22. School, Specialized One parking space for each  
Instruction instructor who does not reside  
on the site and one parking  
space for every two students  
and/or spectators in

attendance during an  
instructional session.

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3 ((22))23. Stadiums,  
4 sports arenas,  
5 auditoriums  
6 (including school  
7 auditoriums) and  
8 other places of  
9 public assembly  
10 (other than churches)  
11 and clubs and lodges  
12 having no sleeping  
13 quarters.

One parking space for each  
three fixed seats in all  
parking-generating areas used  
simultaneously for assembly  
purposes. Where fixed seats  
consist of pews or benches,  
the seating capacity shall  
be computed upon not less than  
twenty lineal inches of pew or  
bench length per seat. If  
there be no fixed seats, there  
shall be provided one parking  
space for each forty square  
feet of gross floor area used  
for assembly purposes

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18 ((23))24. Storage and  
19 warehousing,  
20 comprising only  
21 activity on premises

One parking space for each two  
employees on maximum working  
shift

22 ((24))25. Terminals  
23 freight

One parking space for each two  
employees on maximum working  
shift

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26 passenger  
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28 One parking space for each one  
hundred square feet of waiting  
room area

29 ((25))26. Theaters  
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31 One parking space for each  
three seats

32 The parking requirements for a use not provided for in this  
33 section shall be determined in the manner set forth in Section  
21.46.050 of this title, and such determination shall be based

1 upon the requirements for the most comparable use specified  
2 herein.

3 INTRODUCED and READ for the first time this 20<sup>th</sup> day of

4 January, 1987

5 PASSED this 13<sup>th</sup> day of April, 1987.

6 KING COUNTY COUNCIL  
7 King County, Washington

8 Bill Reamo  
9 VICE Chairman

10 ATTEST:

11 Barbara M. Owens  
12 Clerk of the Council

13 APPROVED this 22<sup>nd</sup> day of April, 1987

14 Jim Hill  
15 King County Executive