

ORDINANCE NO. 3099

AN ORDINANCE relating to self-service storage facilities, defining their use, providing for their development in the BC classification and establishing parking and loading berth requirements, amending Resolution 25789 Sections 1401, 1402, 2501 and 2503, as amended and K.C.C. 21.28.020, 21.28.030, 21.50.020 and 21.50.040 adding a new section to K.C.C. Chapter 21.04.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. The following definition is added to K.C.C. Chapter 21.04:

Self-service storage facility means a building or group of buildings containing separate storage spaces of varying sizes that are leased or rented as individual units.

SECTION 2. Resolution 25789, Section 1401, as amended and Section 21.28.020 is amended as follows:

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

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

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

C. Hospitals, except mental and alcoholic hospitals;

D. Hotels and motels, except apartment hotels;

E. Enterprises providing entertainment and recreation; provided, however, that the operation of an adult theater shall be prohibited within five hundred feet of an R or S zone and, provided further, that adult theaters shall not be operated

1 concurrently within five hundred feet of, nor within the same
2 structure as, the operation of any other theater;

3 F. Lodges, private clubs and fraternal societies;

4 G. Moorages for private pleasure craft;

5 H. Mortuaries;

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

10 J. Public off-street parking facilities, whether publicly or
11 privately owned and operated, provided any area so used shall not
12 be used for a vehicle, trailer or boat sales area or for the
13 accessory storage of such vehicles unless otherwise permitted by
14 this title;

15 K. Automobile rental;

16 L. Churches;

17 M. Public office buildings, art galleries, museums,
18 libraries, police and fire stations;

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

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

22 P. Household moving truck rental or trailer rental as an
23 accessory use to an automobile service station only, provided that:|

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

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

30 Q. Community scale mixed use business-residential
31 developments subject to a conditional use permit, and subject to
32 the provisions and conditions governing mixed use developments in
33 the BR-C zone.

1 R. Self-service storage facilities, provided that:

2 1. The use of property shall be limited to dead storage.
3 Activities such as the servicing or repair of motor vehicles,
4 boats, trailers, lawnmowers or similar equipment is prohibited;

5 2. No storage of flammable liquids, highly combustible or
6 explosive materials or hazardous chemicals is permitted;

7 3. No residential occupancy of the storage units is
8 permitted;

9 4. No business activity may be conducted within the
10 individual storage units;

11 5. A manager shall be on the site at all times that the
12 leasees have access to the storage units.

13 SECTION 3. Resolution 25789, Section 1402, as amended and
14 Section 21.28.030 is amended as follows:

15 Limitations on uses. Every use locating in a B-C zone shall
16 be subject to the following further conditions and limitations:

17 A. All uses shall conform to the general provisions and
18 exceptions, off-street parking requirements, loading area
19 requirements and landscaping requirements set forth in this title
20 beginning with Chapter 21.46 and all parking lots and parking
21 areas and loading areas shall be surfaced, screened, developed and
22 maintained as required by Chapter 16.74;

23 B. All uses shall be conducted wholly within an entirely
24 enclosed building except:

- 25 1. Automobile service stations,
- 26 2. Drive-in restaurants,
- 27 3. Public utility installations,
- 28 4. Meter and control stations of a public utility,
- 29 5. Moorage for private pleasure craft,
- 30 6. Outdoor advertising structures,
- 31 7. Parking lots and parking and loading areas,
- 32 8. Growing stock in connection with horticultural nurseries
- 33 whether the stock is in open ground, pots or containers,

1 9. Automatic car wash;

2 10. Self-operated car wash;

3 11. Recreational vehicle parks;

4 C. Any areas used as set forth in paragraph B of this
5 section, except public utility installations, moorages and outdoor
6 advertising structures shall be improved and maintained as
7 required for off-street parking areas in Chapter 16.74;

8 D. In the case of automobile service stations, the leading
9 edge of the pump islands shall not be closer than fifteen feet to
10 any street property line;

11 E. All products made incident to a permitted use which are
12 manufactured, processed or treated on the premises shall be sold
13 only on the premises and only at retail;

14 F. Any repairing done on the premises shall be incidental
15 only, and limited to custom repairing of the types of merchandise
16 sold on the premises at retail. The floor area devoted to such
17 repairing shall not exceed thirty percent of the total floor area
18 occupied by the particular enterprise, except that the limitations
19 of this paragraph shall not apply to shoe, radio, television or
20 other small household appliance repair service;

21 G. Storage shall be limited to accessory storage of
22 commodities sold at retail on the premises or materials used in
23 the limited fabrication of commodities sold at retail on the
24 premises(~~(;)~~). The limitations of this paragraph shall not apply
25 to self-service storage facilities;

26 H. No dwelling units, whether single-family, two-family or
27 multiple-family, are permitted in a B-C zone except as allowed in
28 connection with a church or except a dwelling unit for a resident
29 owner, ~~((or))~~ caretaker, or manager of a permitted use, or except
30 as allowed in conjunction with a community scale mixed use
31 business residential use as set forth in K.C.C. 21.28.020;

32 I. Use of cleaning agents shall be limited to nonflammable
33 and explosive fluids with a flash point above one hundred

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1 thirty-eight and five-tenths degrees Fahrenheit in a closed safety
2 cleaning system;

3 J. Any building or structures or portion thereof used to
4 house animals in connection with small animal hospitals and
5 clinics shall be sound-proofed; the animal runs shall be surfaced
6 with concrete or other impervious material; there shall be no
7 burning of refuse or dead animals; drainage shall be away from
8 adjoining properties;

9 K. All operations conducted on the premises shall not be
10 objectionable beyond the property boundary lines by reason of
11 lighting, noise, odor, fumes, gases, smoke, steam, vibration,
12 hazard or other causes, and any use the operation of which
13 produces odor, fumes (toxic or nontoxic), gases, air-borne solids
14 or other atmospheric contaminants shall be allowed to locate only
15 if conforming in every respect to any rules and regulations
16 established by an applicable and qualified public agency.

17 L. In the case of automatic car washes and self-operated car
18 washes, the facility must be served by sanitary sewers.

19 SECTION 4. Resolution 25789, Section 2501, as amended and
20 Section 21.50.020 is amended as follows:

21 Required loading areas. Every department store, freight
22 terminal or railroad yard, hospital or sanitarium, industrial or
23 manufacturing establishment, retail or wholesale store or storage
24 warehouse establishment other than self-service storage facilities,
25 or any similar use which has, or is intended to have an aggregate
26 gross floor area of ten thousand square feet or more, shall
27 provide truck loading or unloading berths in accordance with the
28 following table:

Square feet of aggregate	Required number
Gross Floor Area	of berths
10,000 up to and including	16,0001
16,001 up to and including	40,0002
40,001 up to and including	64,0003

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1	64,001 up to and including 96,000	4
2	96,001 up to and including 128,000	5
3	128,001 up to and including 160,000	6
4	160,001 up to and including 196,000	7
5	For each additional 36,000	1 additional

6
7 Every auditorium, convention hall, exhibition hall, sports
8 arena, hotel, office building, restaurant, or any similar use,
9 which has or is intended to have an aggregate gross floor area of
10 forty thousand square feet or more, shall provide off-street truck
11 loading or unloading berths in accordance with the following table:|

12	Square feet of aggregate	Required number
13	Gross Floor Area	of berths
14	40,000 up to and including 60,000	1
15	60,001 up to and including 160,000	2
16	160,001 up to and including 264,000	3
17	264,001 up to and including 388,000	4
18	388,001 up to and including 520,000	5
19	520,001 up to and including 652,000	6
20	652,001 up to and including 784,000	7
21	784,001 up to and including 920,000	8
22	For each additional 140,000	1 additional

23
24 Each loading space shall measure not less than thirty feet by
25 twelve feet, and shall have an unobstructed height of fourteen
26 feet six inches and shall be made permanently available for such
27 purpose, and shall be surfaced, improved and maintained as
28 required by Chapter 16.74 of this code. Such facilities shall be
29 so located that trucks using same shall not interfere with areas
30 reserved for off-street parking nor project into any public
31 right-of-way, and shall be adjacent to the building to be served
32 thereby. If the loading space is incorporated within a building,
33 as to location, the requirements of this section shall not apply.

1 Multi-story self-service storage facilities shall provide two
2 loading berths, and single story facilities one loading berth,
3 adjacent to each building entrance that provides common access to
4 interior storage units. Each loading berth shall measure not less
5 than twenty-five feet by twelve feet with an unobstructed height
6 of fourteen feet six inches and shall be made permanently
7 available for such purpose.

8 Any floor area provided by additions to or structural
9 alterations to a building shall be provided with loading space or
10 spaces as set forth herein whether or not loading spaces have been
11 provided for the original floor space.

12 SECTION 5. Resolution 25789, Section 2503, as amended and
13 Section 21.50.040 is 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 1. Bowling alleys Five parking spaces per alley
- 2
- 3 2. Churches One parking space for each five
- 4 seats in the principal place of
- 5 assembly for worship, including
- 6 balconies and choir loft. Where
- 7 fixed seats consist of pews or
- 8 benches, the seating capacity
- 9 shall be computed upon not less
- 10 than twenty lineal inches of pew
- 11 or bench length per seat. If
- 12 there be no fixed seats, then one
- 13 parking space for each forty
- 14 square feet of gross floor area
- 15 in such principal place of assem-
- 16 bly or worship shall be provided
- 17
- 18 3. Community clubs and One parking space for each
- 19 community recreational employee and one parking space
- 20 centers for each fourth square feet of
- 21 gross floor area used for
- 22 assembly purposes
- 23
- 24 4. Dancehalls One parking space for each forty
- 25 square feet of gross floor area
- 26
- 27 5. Dwellings
- 28 Single-family Two parking spaces
- 29 Duplex - two - family One and one-half parking spaces
- 30 multiples per dwelling unit. Where the
- 31 total quota results in a
- 32 fraction, the next highest full
- 33 unit shall be provided

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- 1 6. Heliports, helistops One parking space for each five
2 with scheduled service employees and five parking
3 spaces for each touchdown pad
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- 5 7. Hotels One parking space for each
6 bedroom, except that only one
7 parking space for each two
8 bedrooms shall be required for
9 hotels located within one
10 thousand feet of the eastern
11 boundary of the property
12 commonly known as Sea-Tac
13 International Airport
14
- 15 8. Hospitals One parking space for each bed
16
- 17 9. Libraries, when One parking space for each two
18 located on publicly hundred fifty square feet of
19 owned sites gross floor area
20
- 21 10. Lodges, containing One parking space for each two
22 sleeping quarters; sleeping rooms or one parking
23 fraternity, sorority space for each four beds,
24 and group student whichever is greater
25 housing
26
- 27 11. Mortuaries One parking space for each forty
28 square feet floor area
29
- 30 12. Motels One parking space for each
31 sleeping unit or dwelling unit
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- 1 13. Museums One parking space for each two
2 hundred fifty square feet of
3 gross floor area
4
5 14. Offices One parking space for each two
6 hundred square feet of gross
7 floor area
8
9 15. Pleasure craft moorage One parking space for each two
10 moorage stalls
11
12 16. Rest homes, nursing One parking space for each four
13 and convalescent beds
14 homes; homes for
15 retired and
16 children's institutions
17
18 17. Roominghouses and One parking space for each two
19 boardinghouses sleeping rooms or one parking
20 space for each four beds,
21 whichever is greater
22
23 18. Sanitariums One parking space for each bed
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25 19. Self-service storage One parking space for every
26 3,500 square feet of storage
27 area provided and two additional
28 spaces adjacent to resident
29 manager's quarters
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31 ((19-)) 20. Senior One parking space for each
32 Citizen dwelling unit
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((20-)) 21. Schools, One parking space for each elementary and junior employee and each faculty member high, public, private or parochial

((21-)) 22. School, high, One parking space for each fifty public, private or students and one parking space parochial 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-)) 23. Stadiums, One parking space for each three sports arenas, fixed seats in all parking-auditoriums (including generating areas used simultaneously for assembly purposes) school auditoriums) Where fixed seats consist of and other places of pews or benches, the seating public assembly (other capacity shall be computed upon than churches) and not less than twenty lineal clubs and lodges inches of pew or bench length having no sleeping per seat. If there be no fixed quarters seats, there shall be provided one parking space for each forty square feet of gross floor area used for assembly purposes

1 ((23-)) 24. Storage and One parking space for each two
 2 warehousing, employees on maximum working
 3 comprising only shift
 4 activity on premises

6 ((24-)) 25. Terminals One parking space for each two
 7 freight employees on maximum working
 8 shift

10 passenger One parking space for each one
 11 hundred square feet of waiting
 12 room area

14 ((25-)) 26. Theaters One parking space for each three |
 15 seats

16 The parking requirements for a use not provided for in this
 17 section shall be determined in the manner set forth in Section
 18 21.46.050 of this title, and such determination shall be based up
 19 on the requirements for the most comparable use specified herein.

20 INTRODUCED AND READ for the first time this 30th
 21 day of March, 1987.

22 PASSED this 1st day of June, 1987.

23 KING COUNTY COUNCIL
 24 KING COUNTY, WASHINGTON

25 Gary Grant
 26 Chair

26 ATTEST:

27 Dorothy M. Owens
 28 Clerk of the Council

29 APPROVED this 11th day of June, 1987.

30 [Signature]
 31 King County Executive