

April 23, 1990  
1470H/HK:jm

Introduced by: Paul Barden

Proposed No: 90 - 247

ORDINANCE NO. 9419

AN ORDINANCE amending the AR zone to allow the expansion of existing junior high or middle schools and high schools and amending Ordinance 7661, Section 5, as amended, and K.C.C. 21.21A.050.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 7661, Section 5 as amended and K.C.C.21.21A.050 are amended to read as follows; Permitted uses - Conditional. The following conditional uses only are permitted in an A-R zone:

A. Cottage industries, subject to an administrative conditional use permit, provided:

1. The site shall have a minimum lot size of five acres, or else a conditional use permit with public hearing shall be required;

2. The cottage industry shall be accessory to the use of the premises for residential purposes and shall not require interior building space of more than seventy-five percent of the finished living area of the primary residence;

3. The business must be owned and operated by the full-time residents on the subject property;

4. Only those buildings or areas specifically approved by the zoning adjustor shall be used to conduct the business;

5. The following uses shall not be allowed:

a. Any activity which might result in excessive noise, smoke, dust, odors, heat or glare, or traffic beyond that which is common to a rural area. The proposed use shall conform to the maximum permissible rural sound levels under K.C.C. 12.88. The county may require an applicant to provide sound level tests demonstrating such conformance;

1           b. Use or manufacture of products or operations which are  
2 dangerous in terms of risk of fire, explosion, or hazardous  
3 emissions;

4           c. Any other use which would disrupt the character of  
5 permitted rural uses subject to the review of the zoning adjustor;

6           6. Landscaping shall be required to screen parking areas  
7 and outside storage from the view of adjacent landowners and  
8 county roads;

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

11           8. On-site sales shall be incidental to the main purpose of  
12 the cottage industry;

13           9. The allowable size of equipment used by the cottage  
14 industry shall be subject to the review of the zoning adjustor;

15           B. Stores for retail sales of feed, seed, fertilizers,  
16 fencing materials, agricultural raingear or such other supplies  
17 that are directly related to the day-to-day support of  
18 agricultural production and specifically excluding powered  
19 equipment and related implements, trailers and related implements,  
20 and items of apparel; provided the following minimum conditions  
21 are conformed to:

22           1. The number of employees involved and the physical scale  
23 is such that there is no substantial traffic involved and the  
24 building intensity and character is consistent with the  
25 surroundings;

26           2. Off-street parking is provided equivalent to one parking  
27 space for each two-hundred square feet of floor area;

28           3. The use is not located within a one-hundred-year  
29 floodplain. Expansion of any existing facilities in the  
30 floodplain shall be limited to structural alterations and  
31 increases in floor area required by law for health and safety  
32 reasons;  
33

1 C. Processing of agricultural products and livestock,  
2 including wineries, canneries, and the slaughtering and dressing  
3 of animals; provided any building, structure or area used for such  
4 purposes shall be not closer than seventy-five feet to any  
5 property line unless a greater setback is required by K.C.C.  
6 21.21A.100, and:

7 1. The number of employees involved and the physical scale  
8 is such that the building intensity and character is consistent  
9 with the surroundings;

10 2. The sewage disposal and water supply are approved by the  
11 Seattle-King County department of public health;

12 3. The use is not located within a one-hundred-year  
13 floodplain. Expansion of any existing facilities in the  
14 floodplain shall be limited to structural alterations and  
15 increases in flood area required by law for health and safety  
16 reasons.

17 D. Animal hospital and clinics, subject to an administrative  
18 conditional use permit, provided the portion of the building or  
19 structure in which animals are kept or treated is sound-proofed;  
20 all run areas are completely surrounded by an eight-foot solid  
21 wall; the animal runs shall be surfaced with concrete or other  
22 impervious material; and there shall be no burning of refuse or  
23 dead animals on the premises;

24 E. Commercial use of buildings listed on the national  
25 register as an historic site or designated as a King County  
26 landmark, provided:

27 1. Gross floor area of the building additions or new  
28 buildings required for the conversion shall not exceed twenty  
29 percent of the gross floor area of the historic or landmark  
30 buildings;  
31  
32  
33

1           2. Any construction required for conversion which affects  
2 significant features of the property protected pursuant to  
3 Ordinance 4828 and K.C.C. 20.62 shall require certification of  
4 appropriateness from the King County landmarks commission;

5           F. Resource-based commercial recreation facilities such as  
6 golf courses and destination resorts, in locations where impacts  
7 on the environment, adjacent land use and resource management can  
8 be adequately controlled, and where adequate public facilities and  
9 services can be provided;

10           G. Hydroelectric facilities, as follows:

11           1. Hydroelectric projects with the following  
12 characteristics shall be permitted subject to a conditional use  
13 permit. All other projects shall require an unclassified use  
14 permit. Regardless of the process involved, all hydroelectric  
15 projects shall meet the standards specified in subsection H.2. of  
16 this section.

17           a. If the project uses a new diversion structure, it  
18 shall have a height no greater than eight feet (measured from the  
19 streambed), or at normal maximum water surface area ~~-(does)-~~ it  
20 shall not impound more than three surface acres of water;

21           b. has no active storage;

22           c. does not increase the maximum water surface area at  
23 any existing dam or diversion;

24           d. maintains an exceedance flow of no greater than 50  
25 percent in mainstream reach;

26           e. requires for transmission one mile or less of new  
27 right-of-way which contains a line of 115 kV capacity or less;

28           f. does not require more than one mile of permanent new  
29 access road; and

30           g. is located above an anadromous fish barrier.

31           2. Project Development Standards:  
32  
33

1 a. The project will have an acceptable level of impacts  
2 on anadromous and resident fish species, as demonstrated by  
3 project approval from the Washington State Departments of  
4 Fisheries and Game, National Marine and Fisheries Service, U.S.  
5 Fish and Wildlife Service, and tribes on the Federal Energy  
6 Regulatory Commission's service list;

7 b. will not create an erosion hazard;

8 c. will mitigate any visual impacts through the use of  
9 landscape and distance buffers;

10 d. the hydrologic, ecological, and aesthetic functions of  
11 natural stream corridors will be preserved, protected, or  
12 enhanced; and

13 e. will preserve or enhance multiple use of the site  
14 including, but not limited to, public access, fishing, and  
15 recreational uses.

16 H. Elementary Schools, provided that no such schools shall be  
17 allowed if they require public sewers to be extended outside a  
18 Local Service Area.

19 I. The expansion only of existing junior high or middle  
20 schools and high schools, provided that no such expansion shall be  
21 allowed if it requires public sewers to be extended outside of a  
22 Local Service Area.

23 J. Other conditional uses as provided in  
24 Chapter 21.44, excluding:

- 25 1. Columbariums, crematoriums and mausoleums;  
26 2. Commercial establishments and enterprises as defined by  
27 K.C.C. 21.44.030C;  
28 3. Hospitals of all types;  
29  
30  
31  
32  
33

1 4. Utility district offices, unless sharing facilities with  
2 a fire station;

3 ((5-)) ((High-Schools-and-Junior-High-or-Middle-Schools))

4 ((6-)) 5. Colleges and Universities.

5 INTRODUCED AND READ for the first time this 5<sup>th</sup> day  
6 of March, 1990.

7 PASSED this 23<sup>rd</sup> day of April, 1990.

8 KING COUNTY COUNCIL  
9 KING COUNTY, WASHINGTON

10 Lois North  
11 Chairman

12 ATTEST:

13 Gerald A. Peterson  
14 Clerk of the Council

15 APPROVED this 4<sup>th</sup> day of May, 1990.

16 Vin Hill  
17 King County Executive