

October 9, 1990
VN:bhc:mcp:clt zonchg1.bhc

Laing, Derdowski
Introduced by: Sims, Pullen

Proposed No.: 90-865

ORDINANCE NO. 9711

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AN ORDINANCE relating to zoning adding a new definition to the zoning code, amending the RS zone to allow administrative office, public as a conditional use, amending Ordinance 3144 Section 6, as amended, and K.C.C. 21.08.060, and adding a new section to K.C.C. 21.04.

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BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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NEW SECTION SECTION 1. There is hereby added to K.C.C.

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21.04 a new section to read as follows:

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Administrative office, public. "Administrative office, public" means school or governmental offices and the district support facilities and amenities associated with them, but excluding outdoor storage.

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SECTION 2. Ordinance 3144, Section 6, as amended and K.C.C. 21.08.060 is hereby amended to read as follows:

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Conditional uses. In an RS zone the following conditional uses are permitted, subject to the restrictions of this section, the off-street parking requirements, landscaping requirements, and the general provisions and exceptions set forth in this title beginning with Chapter 21.46, Chapter 21.58, and the provisions of the King County shoreline management master program, where applicable:

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A. Recreational facilities, community noncommercial, including clubhouse facilities, provided:

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

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

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

3 B. Boat moorages for pleasure craft only in connection with
4 community and noncommercial recreational facilities as set
5 forth in this section, whether the moorage is publicly or
6 privately owned; provided:

7 1. No boat sales, service, repair, boat charter or
8 rental shall be permitted on the premises.

9 2. The deck of any pier shall be no more than five feet
10 above high water level.

11 3. Onshore toilet facilities shall be provided.

12 4. Boats using such moorage facilities shall not be used
13 as a place of residence.

14 5. No overhead wiring shall be permitted on piers or
15 floats except within covered moorage structures.

16 6. All covered structures over water shall abut upon the
17 shore and be at least forty feet apart when placed side by
18 side. When covered structures are placed end to end or side to
19 end, one of the structures shall abut upon the shore, and the
20 structures shall be at least fifteen feet apart.

21 7. No covered structures over water shall be permitted
22 to extend out from shore a distance greater than fifty percent
23 of the maximum permitted distance from shore of a pier on the
24 subject premises, but in no case a distance of more than fifty
25 feet from shore.

26 8. No pier, including finger piers, shall occupy more
27 than ten percent of the water area of any lot upon which the
28 same is built, nor shall the total area of covered structures
29 over water occupy more than twenty percent of the water area of
30 such lot.

31 9. All covered structures over water under one ownership
32 shall be built in a uniform manner and design and no point in
33 the roof of such structure shall be higher than sixteen feet
34 above high water in fresh water and no floating moorage located

1 in fresh or tidal water shall have a structure higher than
2 sixteen feet from the water line.

3 10. The roofs of covered moorage shall contain no more
4 than seventy-two hundred square feet of area in any one unit,
5 and such roofs shall not be supported directly by extended
6 piling.

7 11. Side walls on covered structures shall not exceed
8 fifty percent of the area of any three sides and shall be of
9 rigid or semirigid material and shall cover from external view
10 all roof bracing.

11 C. Day nurseries when more than twelve children are to be
12 cared for at one time, subject to the following provisions
13 which the zoning adjustor may waive or modify when
14 circumstances warrant:

15 1. A minimum site area of 7,200 square feet is required
16 for thirteen children, and an additional 400 square feet of
17 site area is required for each additional child to be cared
18 for.

19 2. The facility shall conform to the occupancy
20 requirements of Chapter 8 of the Uniform Building Code as
21 adopted by King County.

22 3. Direct access to a designated and developed arterial
23 street shall be required.

24 4. A minimum of one off-street parking space for each
25 ten children cared for plus one for each employee on duty shall
26 be required, provided no parking shall be located within
27 required yards.

28 5. Buildings, structures and landscaping shall be of a
29 character which is appropriate for the area.

30 6. Outdoor play areas shall be provided with a minimum
31 of seventy-five square feet in area for each child using the
32 area at one time, and shall be completely enclosed by a solid
33 barrier such as a berm, wall or fence, with no openings except
34 for gates, and having a minimum height of six feet, to minimize

1 visual and noise impacts and prevent trespassing on adjacent
2 residentially classified properties.

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

5 8. The hours of operation may be restricted to assure
6 compatibility with surrounding development.

7 9. One sign not exceeding two square feet in area is
8 permitted.

9 D. Seaplane hangars, provided:

10 1. No aircraft sales, service, repair, charter or rental
11 shall be permitted on the premises, nor shall storage of any
12 aircraft on the premises for such purposes be permitted.

13 2. Only one single-engined or twin-engined private
14 noncommercial seaplane (excluding helicopters) shall be
15 accommodated on the premises.

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

18 4. Seaplane hangars shall conform to all applicable
19 zoning and shoreline management regulations governing moorage
20 facilities and covered boathouses.

21 5. No landing field or other facility for landbased
22 aircraft shall be allowed, except as an unclassified use in
23 conformance with Chapter 21.44.

24 E. Administrative Office, Public

25 1. Any building or structure shall maintain a distance
26 of not less than twenty feet from any abutting R, S or G
27 classified property.

28 2. The site shall be located upon or have adequate
29 access to a public thoroughfare.

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3. Buildings, parking and other structures shall be screened from any abutting R, S or G classified property with a Type I Landscape Buffer.

INTRODUCED AND READ for the first time this 1st day of October, 1990.

PASSED this 19th day of November, 1990.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 29 day of November, 1990.

Jim Hill
King County Executive