

ORDINANCE NO. **10525**

1 AN ORDINANCE amending the provisions of the
2 zoning code with regard to school sites in
3 the Rural Area zone, amending Ordinance 7661
4 Section 5 and K.C.C. 21.21A.050 and
5 Ordinance 10485, Section 2.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. Ordinance 7661, Section 5 as amended and K.C.C.
8 21.21A.050, are hereby amended to read as follows:

9 21.21A.050 Permitted uses - Conditional. The following
10 conditional uses only are permitted in an A-R zone:

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

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

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

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

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

24 5. The following uses shall not be allowed:

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

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

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

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

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

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

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

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

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

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

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

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

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

10 2. The sewage disposal and water supply are approved
11 by the 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 hospitals and clinics, subject to an
18 administrative conditional use permit, provided the portion of
19 the building or structure in which animals are kept or treated
20 is sound-proofed; all run areas are completely surrounded by an
21 eight-foot solid wall; the animal runs shall be surfaced with
22 concrete or other impervious material; and there shall be no
23 burning of refuse or 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;

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

5 F. Resource-based commercial recreation facilities such
6 as golf courses and destination resorts, in locations where
7 impacts on the environment, adjacent land use and resource
8 management can be adequately controlled, and where adequate
9 public facilities and 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 hydro-electric
15 projects shall meet the standards specified in subsection H.2.
16 of this section.

17 a. If the project uses a new diversion structure,
18 it shall have a height no greater than eight feet (measured
19 from the streambed), or at normal maximum water surface area 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
23 at any existing dam or diversion;

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

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

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

1 g. is located above an anadromous fish barrier.

2 2. Project Development Standards:

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

9 b. will not create an erosion hazard;

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

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

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

18 H. Elementary schools, provided that no such schools
19 shall be allowed if they require public sewers to be extended
20 outside a Local Service Area (~~unless such school is proposed
21 to be located adjacent to other existing schools, and the site
22 cannot accommodate on-site sewage disposal and no alternative
23 technologies are feasible, in which case a tight line sewer
24 sized only to meet the needs of the school may be used.~~)
25 unless a finding is made that no cost-effective alternative
26 technologies are feasible, in which case a tightline to a sewer
27 sized only to meet the needs of the school may be used.

28 I. (~~The expansion only of existing junior high or
29 middle schools and high schools, provided that no such
30 expansion shall be allowed if it requires public sewers to be
31 extended outside of a Local Service Area unless the site cannot
32 accommodate on-site sewage disposal and no alternative
33 technologies are feasible, in which case a tight line sewer
34 sized only to meet the needs of the school may be used.~~)

1 Middle schools Junior high schools or high schools, provided
2 that no such schools shall be allowed if they require public
3 sewers to be extended outside a Local Service Area unless a
4 finding is made that no cost-effective alternative technologies
5 are feasible, in which case a tightline to a sewer sized only
6 to meet the needs of the school may be used.

7 J. Churches, provided that no such churches shall be
8 allowed if they require public sewers to be extended outside a
9 Local Service Area.

10 K. Other conditional uses as provided in Chapter
11 21.44, excluding:

- 12 1. Columbariums, crematoriums and mausoleums;
- 13 2. Commercial establishments and enterprises as
14 defined by K.C.C. 21.44.030C;
- 15 3. Hospitals of all types;
- 16 4. Utility district offices, unless sharing
17 facilities with a fire station;
- 18 5. Colleges and universities.

19 L. Interim recycling facilities when located on and
20 operated in conjunction with a site containing a public
21 facility such as a school or fire station.

22 NEW SECTION. SECTION 2. Ordinance 10485, Section 2 and
23 K.C.C. Chapter 21.04 are hereby amended to read as follows:

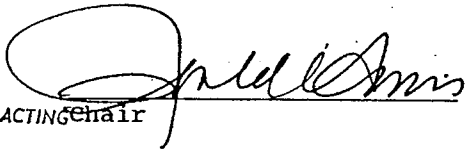
24 Tightline to a sewer. "Tightline to a sewer" means a
25 sewer trunk line designed and intended specifically to serve
26 only a particular facility or place, ((and not to provide sewer
27 service generally to the land areas along its length)) and
28 whose pipe diameter should be sized appropriately to ensure

1 service only to that facility or place. It may occur outside
2 the Local Service Area for sewers, but does not amend the Local
3 Service Area.

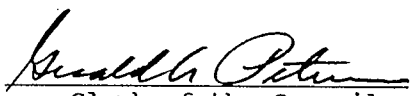
4 INTRODUCED AND READ for the first time this 20th
5 day of July, 1992.

6 PASSED this 24th day of August, 1992.

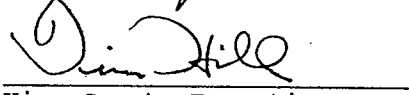
7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 
10 ACTING Chair

11 ATTEST:

12 
13 Clerk of the Council

14 APPROVED this 4th day of September, 1992

15 
16 King County Executive