

November 18, 1992
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AUDREY GRUGER
Introduced by CYNTHIA SULLIVAN
Proposed No. 92-845

ORDINANCE NO. 10664

AN ORDINANCE relating to zoning; allowing breweries as a permitted use in the ML zone, amending Resolution 25789, Section 1601, as amended, and K.C.C. 21.32.020, and Resolution 25789, Section 1801, and K.C.C. 21.36.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 1601, as amended, and K.C.C. 21.32.020 are hereby amended to read as follows:

Permitted uses. The following uses only are permitted and specifically provided and allowed by this chapter provided, that the operation of an adult use establishment shall be prohibited within six hundred sixty feet of any residential zone regardless of jurisdiction and, provided further, that no adult use establishment shall be operated concurrently within six hundred sixty feet of, nor within the same structure as any other adult use establishment, and provided further that no adult use establishment shall be located within six hundred sixty feet of schools, licensed daycare centers, public parks, community centers, public libraries or churches which conduct religious or educational classes for minors:

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

B. On-premise signs, off-premise directional signs, and billboards subject to the provisions of Chapter 21.53, Signs and Billboards;

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

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

1 E. Automobile painting, provided all painting,
2 sanding and baking shall be conducted wholly within an enclosed
3 building;

4 F. Automotive service stations;

5 G. Bag cleaning and conditioning;

6 H. Bakeries, wholesale;

7 I. Banks;

8 J. Battery manufacture and rebuilding;

9 K. Bleaching and dyeing plants;

10 L. Blueprinting and photostating;

11 M. Boat building and repairing for boats not
12 exceeding one hundred ten feet in length;

13 N. Bottling plants;

14 O. Broom and brush manufacture;

15 P. Building materials storage yards;

16 Q. Carpet and rug cleaning plants;

17 R. Ceramic products, manufacture of wall and floor
18 tile and related small tile products, but not including bricks,
19 drain, building or conduit tile;

20 S. Clothes cleaning or clothes dyeing plants;

21 T. Contractor's storage yards;

22 U. Cosmetics, manufacture of;

23 V. Creameries and dairy products manufacture;

24 W. Die casting;

25 X. Distributing plants (jobbers);

26 Y. Dog pounds;

27 Z. Electrical appliances, manufacture and assembly
28 of;

29 AA. Electric neon sign manufacturing;

30 BB. Electro-plating, silver, chrome, copper;

31 CC. Feed and fuel yards;

32 DD. Freight terminals;

33 EE. Food products manufacture, storage, processing
34 and packaging of, but not including the manufacturing and
35 processing of lard, pickles, sauerkraut, sausage or vinegar;

- 1 FF. Garment manufacture;
- 2 GG. Hospitals, emergency only;
- 3 HH. Hotels and motels;
- 4 II. Ice manufacturing plant;
- 5 JJ. Laundries;
- 6 KK. Machine shops with a punch press up to twenty
7 tons capacity, when contained wholly within an enclosed
8 building and the building is not closer than three hundred feet
9 to a residential or suburban zone; no drop hammer or drop forge
10 is permitted;
- 11 LL. Manufacture, processing, treatment or assembly
12 of articles from previously prepared materials such as bone,
13 canvas, cellophane, cork, fibre, felt, fur, feathers, glass,
14 leather, paper, metal, stone, wood, yarn, plastics and shell;
- 15 MM. Metal, manufacture and fabrication of products
16 from (except major structural steel forms, boiler making and
17 similar activities involving excessive noise, or major trucking
18 in terms of over-standard dimensions per unit or over-standard
19 dimensions of load);
- 20 NN. Parcel service delivery terminals;
- 21 OO. Parking lots, public provided any area so used
22 shall be improved and maintained as required by Chapter 16.74
23 of this code;
- 24 PP. Pharmaceuticals, manufacturing, processing,
25 packaging and storage of, including drugs, perfumes, toiletries
26 and soap (cold mix only);
- 27 QQ. Plumbing supply yards;
- 28 RR. Prefabricated building, manufacture of (no
29 concrete);
- 30 SS. Pipe line booster or pumping plant in connection
31 with water, oil, petroleum, gas, gasoline or other petroleum
32 products;
- 33 TT. Printing and printing ink manufacture;
- 34 UU. Public utility service facilities, yards or
35 electric transmission substations;

- 1 VV. Restaurants, including cocktail lounges;
2 WW. Rubber, fabrication of products made from
3 finished rubber;
4 XX. Self-service storage facilities;
5 YY. Storage of impounded and damaged cars, but no
6 wrecking yards;
7 ZZ. Storage for transit and transportation
8 equipment, except freight classification yards;
9 (A) Textile manufacture, processing or treatment;
10 (B) Tile, manufacture of wall and floor tile and
11 related small tile products;
12 (C) Tobacco products, manufacture of;
13 (D) Truck repairing and rental;
14 (E) Upholstering;
15 (F) Vacuum metalization;
16 (G) Warehousing;
17 (H) Accessory buildings and uses customarily
18 incident to any of the above uses, when located on the same
19 site with the main building;
20 (I) Other similar industrial enterprises or
21 businesses as set forth in Section 21.46.050 of this title;
22 (J) Planned unit development as provided in Chapter
23 21.56;
24 (K) Unclassified uses as provided in Chapter 21.44;
25 (L) Business and professional offices;
26 (M) Enterprises selling alcoholic beverages for
27 on-premises consumption;
28 (N) Police and fire stations, including regional
29 police pistol range training facilities provided:
30 1. The training must be conducted within an
31 entirely enclosed building, and
32 2. Noise standards pursuant to K.C.C.
33 12.88.020 and K.C.C. 12.88.030 must be met;
34 (O) Interim use for agricultural crops, open field
35 growing, pasturing and grazing on five acres or more, provided:

- 1 1. Buildings are not permitted,
- 2 2. Any pen or structure used to confine or
- 3 feed livestock shall not be located closer than seventy-five
- 4 feet and in the case of swine or goats no closer than one
- 5 hundred fifty feet to any boundary property line nor closer
- 6 than forty-five feet to any building containing a dwelling unit
- 7 or accessory living quarters on the same premises,
- 8 3. Any pasturing or grazing shall be
- 9 adequately fenced and shall maintain a distance of thirty-five
- 10 feet from any boundary property line which is a common line
- 11 with S-R or R zoned property when such property is developed,
- 12 4. The number of livestock shall not exceed
- 13 that permitted in the S-R zone,
- 14 5. Any open-air storage of hay, straw,
- 15 shavings or similar organic materials shall maintain a distance
- 16 of not less than thirty-five feet from any boundary property
- 17 line, and a distance of not less than forty-five feet from any
- 18 building containing a dwelling unit or accessory living
- 19 quarters on the same premises;
- 20 (P) Retail stores not to exceed three thousand
- 21 square feet of gross floor area;
- 22 (Q) Specialized instruction schools;
- 23 (R) Churches and other houses of worship;
- 24 (S) Communication facility subject to K.C.C.

25 21.80.020 - 21.80.190.

26 (T) Breweries

27 SECTION 2. Resolution 25789, Section 1801, and K.C.C.

28 21.36.020 are hereby amended to read as follows:

29 Permitted uses. The following uses only are permitted and

30 as specifically provided and allowed by this chapter:

- 31 A. Any use permitted in the M-L classification
- 32 B. Acetylene gas manufacture
- 33 C. Acid manufacture, other than sulphurous,
- 34 sulphuric, picric, nitric, hydrochloric, hydrofluoric and other
- 35 similar acids

- 1 D. Aircraft factories
- 2 E. Alcohol manufacture
- 3 F. Ammonia or chlorine manufacture
- 4 G. Asbestos manufacture
- 5 H. Asphalt, manufacture, refining or batch plant
- 6 I. Blast furnace or coke oven
- 7 J. Boiler works
- 8 K. Brick tile or terra cotta manufacture or storage
- 9 L. (~~Breweries and~~ d) Distilleries
- 10 M. Candle manufacturing (mechanical volume
- 11 production)
- 12 N. Carbon manufacture
- 13 O. Cellulose materials manufacture
- 14 P. Chain and cable manufacture
- 15 Q. Charcoal manufacturing or pulverizing
- 16 R. Chemical manufacture
- 17 S. Concrete products manufacture and ready mix
- 18 concrete
- 19 T. Creosote treatment or manufacture
- 20 U. Cupola or metal reduction furnace for aluminum,
- 21 gold, silver and platinum
- 22 V. Disinfectants manufacture
- 23 X. Distillation of wood, coal or bones, or
- 24 manufacture of any of their by-products.
- 25 Y. Drop hammer or drop forge
- 26 Z. Dry kilns
- 27 AA. Dye stuffs manufacture
- 28 BB. Emery cloth and sand paper manufacture
- 29 CC. Enameling
- 30 DD. Exterminators or insect poison manufacture
- 31 EE. Feed and cereal mills
- 32 FF. Fertilizer manufacture
- 33 GG. Fish smoking curing or canning
- 34 HH. Flour mills
- 35 II. Foundries

- 1 JJ. Galvanizing and lead plating, including heating
2 and dipping
- 3 KK. Gas (illuminating or heating) manufacture or
4 storage
- 5 LL. Glass or glass products manufacture
- 6 MM. Glue, sizes or gelatin manufacture
- 7 NN. Kelp reduction and the extraction of by-products
- 8 OO. Lamp black manufacture
- 9 PP. Livestock auction yards
- 10 QQ. Lubrication grease manufacture or oil
11 compounding
- 12 RR. Log storage and moorage
- 13 SS. Machinery manufacture
- 14 TT. Match manufacture
- 15 UU. Meat packing plants
- 16 VV. Metal fabrication
- 17 XX. Nitrating process
- 18 YY. Oil cloth or linoleum manufacture
- 19 ZZ. Ore reduction
- 20 (A). Oxygen manufacture
- 21 (B). Paint, oil, shellac, turpentine or varnish
22 manufacture
- 23 (C). Paper and paper box manufacture (not including
24 pulp manufacture)
- 25 (D). Petroleum products, processing, refining and
26 wholesale storage
- 27 (E). Plaster or wallboard manufacture
- 28 (F). Plastics manufacture
- 29 (G). Plywood manufacture
- 30 (H). Potash works
- 31 (I). Poultry slaughter and processing
- 32 (J). Power, light or steam plant (central station)
- 33 (K). Printing ink manufacture
- 34 (L). Public utility gas works
- 35 (M). Punch press

- 1 (N). Railroad yard or roundhouse
- 2 (O). Reclamation of iron, copper, tin, zinc and
3 aluminum
- 4 (P). Reducing or refining of aluminum, copper, tin or
5 zinc
- 6 (Q). Rock crusher
- 7 (R). Rolling or blooming mill
- 8 (S). Roofing material manufacture
- 9 (T). Rope manufacture
- 10 (U). Rubber, reclaiming or manufacture
- 11 (V). Salt works
- 12 (X). Sand blasting or cutting
- 13 (Y). Sauerkraut, lard, pickles, sausage or vinegar,
14 the manufacture, storage, processing and packaging
- 15 (Z). Saw mills, shingle mills or lumber mills
- 16 (AA). Shoddy manufacture
- 17 (BB). Soap and soap compounds, manufacture of
- 18 (CC). Soda and cleaning compound manufacture
- 19 (DD). Steel fabrication plants
- 20 (EE). Starch, glucose or dextrine manufacture
- 21 (FF). Stone works, stoneware or earthenware
22 manufacture
- 23 (GG). Sugar refining
- 24 (HH). Tanning, curing or storage of raw hides or
25 skins
- 26 (II). Tar distillation or tar products
27 manufacture
- 28 (JJ). Tobacco, manufacture of, including chewing
29 tobacco
- 30 (KK). Stove or shoe polish manufacture
- 31 (LL). Vegetable oil manufacturing, refining or
32 storage, but excluding fat rendering
- 33 (MM). Welding shops and sheet metal shops
- 34 (NN). Wood planing mills or wood working plant
- 35 (OO). Wool pulling or scouring

- 1 (PP). Yeast plant
- 2 (QQ). Accessory buildings and uses customarily
- 3 incident to any of the above uses, when located on the same
- 4 site with the main building
- 5 (RR). Other similar industrial enterprises or
- 6 businesses after classification as set forth in Section
- 7 21.46.050 of this title.
- 8 (SS). Planned unit development as provided in
- 9 Chapter 21.56.
- 10 (TT). Unclassified uses as provided in Chapter
- 11 21.44.

12 INTRODUCED AND READ for the first time this 23rd day of
13 November, 1992.

14 PASSED this 7th day of December, 1992.

15 KING COUNTY COUNCIL
16 KING COUNTY, WASHINGTON

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22 Andrey Gurger
23 Chair
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25 ATTEST:

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30 Gerald A. Peterson
31 Clerk of the Council

32 APPROVED this 18th day of December, 1992

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36 Jim Hill
37 King County Executive

38 Attachments: None
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