

Introduced by: CYNTHIA SULLIVAN

Proposed No.: 91-729

ORDINANCE NO. **10870**

AN ORDINANCE relating to zoning; adopting a new Zoning Code for unincorporated King County; establishing rules for transition from the old code to the new Zoning Code for unincorporated King County; adding a new title 21A to the King County Code.

**FINDINGS:**

1. King County is experiencing rapid growth, both in its cities and in unincorporated areas. This growth requires technically up-to-date regulation of land development to protect the public health, safety and general welfare.

2. In 1985 King County adopted a new Comprehensive Plan, via Ordinance 7178. Ordinance 7178 also included a legal requirement that King County's land use regulations be consistent with the Comprehensive Plan and community plans.

3. In 1990 the Legislature adopted House Bill 2929, enacting state-wide planning goals and mandatory planning requirements for local governments. These goals and requirements include consistency of plans with state-wide goals, consistency of land use regulations with land use plans, and concurrency of necessary public facilities and services with development. This ordinance adopts such land use regulations for use in the future in applying the zoning designations established in this ordinance to specific properties, consistent with the county's land use plans.

4. The existing zoning code, Title 21 of the King County Code, was adopted originally in 1963 as Resolution 25789. Since that time, it has been subject to over 180 amendments. These amendments include the creation of more than 12 new zones; implementation of major policies relative to environmental protection and adequacy of schools and roads; and piecemeal changes to uses permitted in zones. Major de facto changes to the provisions and standards of the zoning code have occurred also through special conditions placed on properties through community plans and area zoning.

5. The cumulative effect of these amendments to the Zoning Code and the property-specific special conditions has been to create potential ambiguities and conflicts within the Code, which make it difficult to apply effectively and predictably.

6. The process for public review and comment on the 1993 Zoning Code has been open and extensive. Prior to transmittal to the council by the executive, a draft of the proposed code was circulated for public comment; four public workshops were conducted; and executive staff attended meetings with over 30 interested groups to gather their comments. In response to public comment, the proposed code was extensively redrafted before being transmitted to the council.

7. After transmittal to the council, the proposed code was reviewed by the Zoning Code Technical Advisory Committee, the Growth Management, Housing and Environment Committee and was extensively redrafted in response to public comment and discussion. Four public workshops were held prior to the public hearing to provide additional opportunity for public questions and comments.

8. The various zone classifications and development standards set forth in the 1993 Zoning Code are intended to implement the policies and land use designations of the Comprehensive Plan, and of both adopted and pending community plans.

9. Conversion from the existing code's zone classifications to those of the 1993 Zoning Code will not raise significant land use policy issues or unduly burden property owners. Each zone classification of the existing code has a functional equivalent in the new code, and the rules for transition to the 1993 Zoning Code set forth in this ordinance will ensure consistent and equitable application of the new zone classifications.

10. It is the legislative judgment of the King County council that the standards set forth in the 1993 Zoning Code and the rules for transition to the new code, plus the amendments to other King County Titles contained in companion Proposed Ordinance No. 91-730, are the minimum necessary to accomplish the purposes of this ordinance.

**BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:**

**SECTION 1.**

Pursuant to the requirement of King County Charter Section 880, there is adopted Title 21A of the "King County code" as compiled by the King county council. K.C.C. Chapter 21A.61A of the code is hereby transferred to Title 27. K.C.C. sections 21A.61.060, .070 are hereby transferred to Title 20.

**SECTION 2.**

Zoning code adopted. Under the provisions of Article XI, Section 11 of the Washington State Constitution and Article 2, Section 220.20 of the King County Charter, the zoning code attached to this ordinance, which is referred to hereinafter as the 1993 Zoning Code, is adopted and declared to be the zoning code for King County until amended, repealed or superseded, subject to the provisions of Section 3. This code shall be compiled in Title 21A.

**SECTION 3.**

Application of the 1993 Zoning Code. A. The 1993 Zoning Code shall apply to a specific property when, after the effective date of this ordinance, the zoning map with respect to such property is amended pursuant to:

- 1. an individual quasi-judicial zone reclassification;
- 2. county-wide zoning conversion process set out in Section 5; or
- 3. community planning area zoning proposals accompanying plan updates or amendment studies.

B. Any reclassification requests or proposals for application of area or countywide zoning initiated after the effective date of this ordinance shall use the new zone classifications adopted in the 1993 Zoning Code.

**SECTION 4.**

Transition to new code. A. During the time that a zoning map or parts thereof are being developed and adopted pursuant to this section, Resolution No. 25789 as amended shall remain in full force and effect with regard to a specific piece of property until such time as a zoning map or parts thereof applying the zone designations established in the 1993 zoning code to the property in question are adopted.

B. Upon the adoption of a zoning map or parts thereof pursuant to the 1993 Zoning Code, Resolution 25789 and all other zoning resolutions, amendments and zoning maps adopted pursuant thereto are deemed to be no longer in effect for the subject property; provided, however, that the repeal shall be limited to the area within the boundaries of the map or parts thereof adopted pursuant to this title.

## SECTION 5.

Area zoning conversion guidelines. A. The council directs the department to prepare proposed new zoning maps applying the 1993 King County Zoning code and transmit within ten months of the effective date of this ordinance for council review and adoption.

B. The department shall use the table set forth in subsection C and the guidelines of this section in preparing an ordinance or ordinances to convert each area zoning document to the 1993 Zoning Code, so as to continue implementation of adopted community plans and convert old zone designations to new ones in a consistent manner. The provisions of this section also shall apply to conversion of the resource lands area zoning adopted pursuant to K.C.C. 20.12.390.

C. Conversion table. The following conversion table and criteria contained therein shall be used by the department in converting the zoning maps adopted pursuant to Resolution 25789 to the 1993 Zoning Code:

RESOLUTION 25789 ZONING MAP SYMBOLS	1993 ZONING CODE MAP SYMBOLS	ADDITIONAL CRITERIA
F	F	
FR	F or RA	Use zone most consistent with the comprehensive plan .
A, A-10 A-35	A-10 A-35	
Q-M	M	
AR-2.5 AR-5 AR-10 GR-5, GR-2.5, G-5	RA-2.5 RA-5 RA-10 UR RA	Only in designated urban areas In areas not designated urban
G	R-1 RA	Only in designated urban areas In areas not designated urban
SE, S-C	R-1	
SR/RS15000,SR/RS9600	R-4	
SR7200, RS7200	R-6	
SR5000, RS5000	R-8	
RMHP	R-4 through R-48	Use zone closest to zoning on adjacent property or midrange if adjacent zones vary
RD3600, RT3600	R-12	
RM2400, RT2400	R-18	
RT, RM1800, RT1800	R-24	
RM900	O or R-48	Apply zoning closest to community plan land use designations
RM 900 P	O or R-48	According to P-suffix limitations allowing only office or residential uses
B-N, BR-N B-C, BR-C C-G	NB or RB CB or RB RB	For all business zones, use zone most consistent with the comprehensive plan and community plan designation and actual scale of business area
M-L, M-P, M-H	I	

D. **Unclassified Use Permit Mining Operations.** In addition to the conversions set out in the table in subsection C, all sites legally operating pursuant to an unclassified use permit for mining operations shall be zoned M (Mineral).

E. **Resolution of map conflicts.** In cases of ambiguity or conflict between a community plan map designation and the zone classification applied under the old code, the department shall use the following guidelines and procedures in recommending new zones:

1. As a general rule, the zoning designation applied shall be that which is most likely to have been applied to implement the community plan if the 1993 zoning code designations had been available;

2. If the application of the guidelines in this subsection leads the department to propose applying a zone classification from the 1993 Zoning Code that is not functionally equivalent to a classification from the old code as defined in the table in subsection C, the department shall notify the owner of the property proposed for reclassification no later than the council introduction date of the ordinance amending said property, and the property owner may request a change in the area zoning in a manner consistent with the procedures used for council review of a community plan and area zoning.

F. **Area-wide P-suffix development conditions.** The department shall review all area-wide P-suffix conditions applied through zoning adopted pursuant to Resolution 25789, and recommend legislation removing all such conditions which have been replaced adequately by standards adopted in the 1993 zoning code from the area zoning documents. Any such P-suffix conditions which establish standards that are not adequately addressed by this code shall be recommended to be included directly in the 1993 zoning code.

G. **Site-specific development conditions.** Approval conditions for previous zone reclassifications, planned unit developments, unclassified permits, and P-suffix conditions applied to individual properties in land use actions pursuant to Resolution 25789, should be recommended for retention only where they address conditions unique to a particular property and not addressed by the standards in the 1993 Zoning Code.

H. For area zoning documents being converted to the 1993 Zoning Code without amendments to their respective community plan maps and policies, only requests for zone changes which meet one of the following criteria shall be considered during either the department or council review process:

1. as provided in subsection E;
2. when an applicant can demonstrate that the department's proposal incorrectly implements an adopted community plan map designation or policy in converting existing zoning to a new zone classification; or
3. the site is the subject of an application for a Master Planned Development or Urban Planned Development, and conversion to the 1993 Zoning Code is requested as part of such application. Rezoning of such sites shall conform as closely as possible to the table set out in subsection C.

Requests which do not meet one of these criteria shall be treated as quasi-judicial reclassification requests which must be formally applied for according to the process provided for such requests.

I. **Bear Creek MPD's.** The following transition provisions shall apply to the Master Plan Development applications in the Bear Creek Community Plan (BCCP).

1. An applicant may either continue to utilize the procedural provisions of the BCCP or may utilize the procedural provisions of K.C.C. 21A.39.

2. If an applicant utilizes the procedural provisions of K.C.C. 21A.39, the Pre-Development Applications previously submitted for the Blakely Ridge MPD and the Northridge MPD are deemed the equivalent of and accepted as complete applications for "UPD Permits" under Chapter 21A.39 of the 1993 zoning code.

3. The substantive provisions of the BCCP Area Zoning MPD P-Suffix conditions and conditions precedent to rezoning set forth in Section 1C of the BCCP Area Zoning (page 140) shall remain in effect for purposes of considering the UPD applications, under either the BCCP or K.C.C. 21A.39

4. The applicants may elect either one base zone pursuant to K.C.C. 21A.39, or multiple zones pursuant to the Bear Creek Community Plan, applying the equivalent zone designations of the 1993 zoning code. The zoning and potential zoning adopted in the BCCP shall remain in effect until rezones applying the 1993 zoning code designations are approved.

5. The Novelty Hill Master Plan sites and urban designation adopted and delineated in the Bear Creek Community Plan and Bear Creek Area zoning shall be considered "UPD Special District Overlays" and "UPD boundary delineations" for purposes of applying K.C.C. 21A.38.020, .070(B) (1), (2) and K.C.C. 21A.39.020.

#### **SECTION 6.**

Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

#### **SECTION 7.**

The department is hereby authorized after the date of the adoption of this ordinance to incorporate drawings as necessary for the purpose of illustrating concepts and regulatory standards contained in this title, provided that the adopted provisions of the code shall control over such drawings.

#### **SECTION 8.**

Periodic review. The department shall submit an annual written report to the council detailing issues relating to the implementation of the 1993 King County Zoning Code and recommending amendments to address those issues.

#### **SECTION 9.**

Chapter 21A.16 (Tree Retention and Landscaping) shall be effective as part of the 1993 Zoning Code only if at the time of the adoption of the first area zoning map conversion a new landscaping chapter has not been adopted, in which case chapter 21A.16 will apply in that area until a revised chapter is adopted.

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**CHAPTER 21A.02 AUTHORITY, PURPOSE, INTERPRETATION AND  
ADMINISTRATION**

**SECTIONS:**

21A.02.010	Title
21A.02.020	Authority to adopt code
21A.02.030	Purpose
21A.02.040	Conformity with this title required
21A.02.050	Minimum requirements
21A.02.060	Interpretation: General
21A.02.070	Interpretation: Standard industrial classification
21A.02.080	Interpretation: Zoning maps
21A.02.090	Administration and review authority
21A.02.100	Severability
21A.02.110	Classification of rights-of-way

**SECTION 11.**

21A.02.010 Title. This title shall be known as the King County Zoning Code, hereinafter referred to as "this title".

**SECTION 12.**

21A.02.020 Authority to adopt code. The King County Zoning Code is adopted by King County ordinance, pursuant to Article XI, Section 11 of the Washington State Constitution; and Article 2, Section 220.20 of the King County Charter.

**SECTION 13.**

21A.02.030 Purpose. The general purposes of this title are:

- A. To encourage land use decision making in accordance with the public interest and applicable laws of the State of Washington.
- B. To protect the general public health, safety, and welfare;
- C. To implement the King County Comprehensive Plan's policies and objectives through land use regulations;
- D. To provide for the economic, social, and aesthetic advantages of orderly development through harmonious groupings of compatible and complementary land uses and the application of appropriate development standards;
- E. To provide for adequate public facilities and services in conjunction with development; and
- F. To promote general public safety by regulating development of lands containing physical hazards and to minimize the adverse environmental impacts of development.

**SECTION 14.**

21A.02.040 Conformity with this title required. A. No use or structure shall be established, substituted, expanded, constructed, altered, moved, maintained, or otherwise changed except in conformance with this title.

- B. Creation of or changes to lot lines shall conform with the use provisions, dimensional and other standards, and procedures of this title and Title 19, Subdivisions.
- C. All land uses and development authorized by this title shall comply with all other regulations and or requirements of this title as well as any other applicable local, state or federal law. Where a difference exists between this title and other county regulations, the more restrictive requirements shall apply.
- D. Where more than one part of this title applies to the same aspect of a proposed use or development, the more restrictive requirement shall apply.

**SECTION 15.**

**21A.02.050 Minimum requirements.** In interpretation and application, the requirements set forth in this title shall be considered the minimum requirements necessary to accomplish the purposes of this title.

**SECTION 16.**

**21A.02.060 Interpretation: General.** A. In case of inconsistency or conflict, regulations, conditions or procedural requirements that are specific to an individual land use shall supersede regulations, conditions or procedural requirements of general application.

B. A land use includes the necessary structures to support the use unless specifically prohibited or the context clearly indicates otherwise.

C. In case of any ambiguity, difference of meaning, or implication between the text and any heading, caption, or illustration, the text and the permitted use tables in K.C.C. 21A.08 shall control. All applicable requirements shall govern a use whether or not they are cross-referenced in a text section or land use table.

D. Unless the context clearly indicates otherwise, words in the present tense shall include past and future tense, and words in the singular shall include the plural, or vice versa. Except for words and terms defined in this title, all words and terms used in this title shall have their customary meanings.

**SECTION 17.**

**21A.02.070 Interpretation: Standard industrial classification.** A. All references to the Standard Industrial Classification (SIC) are to the titles and descriptions found in the Standard Industrial Classification Manual, 1987 edition, prepared by United States Office of Management and Budget which is hereby adopted by reference. The (SIC) is used, with modifications to suit the purposes of this title, to list and define land uses authorized to be located in the various zones.

B. The SIC categorizes each land use under a general two-digit major group number, or under a more specific three- or four-digit industry group or industry number. A use shown on a land use table with a two-digit number includes all uses listed in the SIC for that major group. A use shown with a three-digit or four-digit number includes only the uses listed in the SIC for that industry group or industry.

C. An asterisk (\*) in the SIC number column of a land use table means that the SIC definition for the specific land use identified has been modified by this title. The definition may include one or more SIC subclassification numbers, or may define the use without reference to the SIC.

D. The Director shall determine whether a proposed land use not specifically listed in a land use table or specifically included within a SIC classification is allowed in a zone. The director's determination shall be based on whether or not permitting the proposed use in a particular zone is consistent with the purposes of this title and the zone's purpose as set forth in K.C.C. 21A.04, by considering the following factors:

1. The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;

2. Whether or not the use complements or is compatible with other uses permitted in the zone; and

3. The SIC classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use.

**SECTION 18.**

**21A.02.080 Interpretation: Zoning maps.** Where uncertainties exist as to the location of any zone boundaries, the following rules of interpretation, listed in priority order, shall apply:

- A. Where boundaries are indicated as parallelling the approximate centerline of the street right-of-way, the zone shall extend to each adjacent boundary of the right-of-way. Non road-related uses by adjacent property owners, if allowed in the right-of-way shall meet the same zoning requirements regulating the property owners lot;
- B. Where boundaries are indicated as approximately following lot lines, the actual lot lines shall be considered the boundaries;
- C. Where boundaries are indicated as following lines of ordinary high water, or government meander line, the lines shall be considered to be the actual boundaries. If these lines should change the boundaries shall be considered to move with them; and
- D. If none of the rules of interpretation described in subparagraphs A. through C. apply, then the zoning boundary shall be determined by map scaling.

**SECTION 19.**

**21A.02.090 Administration and review authority.** A. The examiner shall have authority to hold public hearings and make decisions and recommendations on reclassifications, subdivisions and other development proposals, and appeals, as set forth in K.C.C. 20.42.

B. The director shall have the authority to grant, condition or deny applications for variances and conditional use permits, and renewals of permits for mineral extraction and processing, unless a public hearing is required as set forth in K.C.C. 21A.42, in which case this authority shall be exercised by the adjustor.

C. The department shall have authority to grant, condition or deny commercial and residential building permits, grading and clearing permits, and temporary use permits in accordance with the procedures set forth in K.C.C. 21A.42.

D. Except for other agencies with authority to implement specific provisions of this title, the department shall have the sole authority to issue official interpretations of this title, pursuant to K.C.C 2.98.

**SECTION 20.**

**21A.02.100 Severability.** Should any chapter, section, subsection, paragraph, sentence, clause or phrase of this title be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this title.

**SECTION 21.**

**21A.02.110 Classification of right-of-way.** A. Except when such areas are specifically designated on the zoning map as being classified in one of the zones provided in this title, land contained in rights-of-way for streets or alleys, or railroads shall be considered unclassified.

B. Within street or alley rights-of-way, uses shall be limited to street purposes as defined by law.

C. Within railroad rights-of-way, allowed uses shall be limited to tracks, signals or other operating devices, movement of rolling stock, utility lines, and facilities accessory to and used directly for the delivery and distribution of services to abutting property.

D. Where such right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged.

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## CHAPTER 21A.04 ZONES, MAPS AND DESIGNATIONS

### SECTIONS:

21A.04.010	Zones and map designations established
21A.04.020	Zone and map designation purposes
21A.04.030	Agricultural zone
21A.04.040	Forest zone
21A.04.050	Mineral zone
21A.04.060	Rural area zone
21A.04.070	Urban reserve zone
21A.04.080	Residential zone
21A.04.090	Neighborhood business zone
21A.04.100	Community business zone
21A.04.110	Regional business zone
21A.04.120	Office zone
21A.04.130	Industrial zone
21A.04.140	Regional use designation
21A.04.150	Property-specific development standards
21A.04.160	Special district overlay designation
21A.04.170	Potential zone designation
21A.04.180	Interim zoning
21A.04.190	Zoning maps and boundaries

### SECTION 22.

21A.04.010 Zones and map designations established. In order to accomplish the purposes of this title the following zoning designations and zoning map symbols are established:

#### ZONING DESIGNATIONS

#### MAP SYMBOL

Agricultural	A (10 or 35 acre minimum lot size)
Forest	F
Mineral	M
Rural Area	RA (2.5-acre, 5-acre or 10-acre minimum lot size)
Urban Reserve	UR
Residential	R (base density in dwellings per acre)
Neighborhood Business	NB
Community Business	CB
Regional Business	RB
Office	O
Industrial	I
Regional Use	Case file number following zone's map symbol
Property-specific development standards	-P(suffix to zone's map symbol)
Special District Overlay	-SO(suffix to zone's map symbol)
Potential Zone	[ - - - ] (dashed box surrounding zone's map symbol)
Interim Zone	* (asterisk adjacent to zone's map symbol)

## SECTION 23.

**21A.04.020 Zone and map designation purpose.** The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in unincorporated King County. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title.

## SECTION 24.

**21A.04.030 Agricultural zone.** A. The purpose of the agricultural zone (A) is to preserve and protect irreplaceable and limited supplies of farmland well suited to agricultural uses by their location, geological formation and chemical and organic composition and to encourage environmentally sound agricultural production. These purposes are accomplished by:

1. Establishing residential density limits to retain lots sized for efficient farming;
2. Allowing for uses related to agricultural production and limiting nonagricultural uses to those compatible with farming, or requiring close proximity for the support of agriculture; and
3. Allowing for residential development primarily to house farm owners, on-site agricultural employees and their respective families.

B. Use of this zone is appropriate for lands within agricultural production districts designated by the Comprehensive Plan and for other farmlands deemed appropriate for long-term protection.

## SECTION 25.

**21A.04.040 Forest zone.** A. The purpose of the forest zone (F) is to preserve the forest land base; to conserve and protect the long-term productivity of forest lands; and to restrict uses unrelated to or incompatible with forestry. These purposes are accomplished by:

1. Applying the F zone to large contiguous areas where a combination of site, soil and climatic characteristics make it possible to sustain timber growth and harvests over time;
2. Limiting residential, recreational, commercial and industrial uses to those uses that are compatible with forestry, to minimize the potential hazards of damage from fire, pollution and land use conflicts; and
3. Providing for compatible outdoor recreation uses and for conservation and protection of municipal watersheds and fish and wildlife habitats.

B. Use of this zone is appropriate for lands within forest production districts designated by the Comprehensive Plan.

## SECTION 26.

**21A.04.050 Mineral zone.** A. The purpose of the mineral zone (M) is to provide for continued extraction and processing of mineral and soil resources in an environmentally responsible manner by:

1. Reserving known deposits of minerals and materials within areas as protection against premature development of the land for non-extractive purposes;
2. Providing neighboring properties with notice of prospective extracting and processing activities; and
3. Providing appropriate location and development standards for extraction and on-site processing to mitigate adverse impacts on the natural environment and on nearby properties.

B. Use of this zone is appropriate for known deposits of minerals and materials on sites that are of sufficient size to mitigate the impacts of operation and that are served or capable of being served at the time of development by adequate roads and other public services; and for sites containing mineral extracting and processing operations that were established in compliance with land use regulations in effect at the time the use was established.

**SECTION 27.**

**21A.04.060 Rural area zone.** A. The purpose of the rural zone (RA) is to provide for an area-wide long-term rural character and to minimize land use conflicts with nearby agricultural, forest or mineral extraction production districts. These purposes are accomplished by:

1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and are able to be adequately supported by rural service levels;

2. Allowing small scale farming and forestry activities and tourism and recreation uses which can be supported by rural service levels and which are compatible with rural character; and

3. Increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones.

B. Use of this zone is appropriate in rural areas designated by the Comprehensive Plan as follows:

1. AR-2.5 in rural areas where predominant densities already exceed one dwelling per five acres and the soils can support on-site sewage disposal without damage to water resources;

2. AR-5 in rural areas without established subdivision patterns, and predominantly environmentally unconstrained lands; and

3. AR-10 in rural areas next to designated resource production areas where additional buffering is required, or where area-wide environmental features constrain development.

**SECTION 28.**

**21A.04.070 Urban reserve zone.** A. The purpose of the urban reserve zone (UR) is to phase growth and demand for urban services, and to reserve large tracts of land for possible future growth in portions of King County designated by the Comprehensive Plan for future urban growth while allowing reasonable interim uses of property. These purposes are accomplished by:

1. Allowing for rural, agricultural and other low-intensity uses;

2. Allowing for limited residential growth, either contiguous to existing urban public facilities, or at a density supportable by existing rural public service levels; and

3. Requiring clustered residential developments where feasible, to prevent establishment of uses and lot patterns which may foreclose future alternatives and impede efficient later development at urban densities.

B. Use of this zone is appropriate in urban areas or in rural activity center expansion areas designated by the Comprehensive Plan or community plans, when such areas do not have adequate public facilities and services or are not yet needed to accommodate planned growth.

**SECTION 29.**

**21A.04.080 Residential zone.** A. The purpose of the urban residential zone (R) is to implement Comprehensive Plan goals and policies for housing quality, diversity and affordability, and to efficiently use residential land, public services and energy. These purposes are accomplished by:

1. Providing, in the R-1 through R-8 zones, for a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities;

2. Providing, in the R-12 through R-48 zones, for a mix of predominantly apartment and townhouse dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities;

3. Allowing only those accessory and complementary nonresidential uses that are compatible with residential communities; and

4. Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect environmentally sensitive sites from overdevelopment.

B. Use of this zone is appropriate in urban areas, activity centers, or rural activity centers designated by the Comprehensive Plan or community plans as follows:

1. The R-1 zone on or adjacent to lands with area-wide environmental constraints, or in well-established subdivisions of the same density, which are served at the time of development by public or private facilities and services adequate to support planned densities;

2. The R-4 through R-8 zones on urban lands that are predominantly environmentally unconstrained and are served at the time of development, by adequate public sewers, water supply, roads and other needed public facilities and services; and

3. The R-12 through R-48 zones in urban areas, urban or community activity centers, urban neighborhood centers, or rural activity centers, that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

### SECTION 30.

**21A.04.090 Neighborhood business zone.** A. The purpose of the neighborhood business zone (NB) is to provide convenient daily retail and personal services for a limited service area and to minimize impacts of commercial activities on nearby properties. These purposes are accomplished by:

1. Limiting nonresidential uses to those retail or personal services which can serve the everyday needs of a surrounding urban or rural residential area;

2. Allowing for mixed use (housing and retail/service) developments; and

3. Excluding industrial and community/regional business-scaled uses.

B. Use of this zone is appropriate in urban neighborhood, rural activity, or rural neighborhood centers designated by community plans, on sites which are served at the time of development by adequate public sewers when located in urban areas or adequate on-site sewage disposal when located in rural areas, water supply, roads and other needed public facilities and services.

### SECTION 31.

**21A.04.100 Community business zone.** A. The purpose of the community business zone (CB) is to provide convenience and comparison retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto related and industrial uses. These purposes are accomplished by:

1. Providing for limited small-scale offices as well as a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas;

2. Allowing for mixed use (housing and retail/service) developments; and

3. Excluding commercial uses with extensive outdoor storage or auto related and industrial uses.

B. Use of this zone is appropriate in urban and community centers or rural activity centers that are designated by the Comprehensive Plan and community plans and that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

### SECTION 32.

**21A.04.110 Regional business zone.** A. The purpose of the regional business zone (RB) is to provide for the broadest mix of comparison retail, wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment opportunities. These purposes are accomplished by:

1. Encouraging compact development that is supportive of transit and pedestrian travel, through higher nonresidential building heights and floor area ratios than those found in community centers;



2. Allowing for outdoor sales and storage, regional shopping areas and limited fabrication uses; and

3. Concentrating large scale commercial and office uses to facilitate the efficient provision of public facilities and services.

B. Use of this zone is appropriate in urban or rural activity centers that are designated by the Comprehensive Plan and community plans that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

#### **SECTION 33.**

**21A.04.120 Office zone.** A. The purpose of the office zone (O) is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and urban density residential development in locations within activity centers where the full range of commercial activities is not desirable. These purposes are accomplished by:

1. Allowing for uses that will take advantage of pedestrian-oriented site and street improvement standards;

2. Providing for higher building heights and floor area ratios than those found in community centers;

3. Reducing the ratio of required parking to building floor area;

4. Allowing for on-site convenient daily retail and personal services for employees and residences; and

5. Excluding auto-oriented, outdoor or other retail sales and services which do not provide for the daily convenience needs of on-site and nearby employees or residents.

B. Use of this zone is appropriate in activity centers designated by the Comprehensive Plan and community plans which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

#### **SECTION 34.**

**21A.04.130 Industrial zone.** A. The purpose of the industrial zone (I) is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:

1. Allowing for a wide range of industrial and manufacturing uses;

2. Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and

3. Limiting residential, institutional, commercial, office and other non-industrial uses to those necessary for the convenience of industrial activities.

B. Use of this zone is appropriate in urban or rural activity centers designated by the Comprehensive Plan and community plans which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

#### **SECTION 35.**

**21A.04.140 Map designation - Regional use designation.** The purpose of the regional use designation (case file number following underlying zone's map symbol) is to provide for individual review of certain proposed uses with unique characteristics and adverse impacts on neighboring properties. Regional uses are of a size and involve activities which require individual review to determine compatibility with surrounding uses.

**SECTION 36.**

**21A.04.150 Map designation - Property-specific development standards.** The purpose of the property-specific development standards designation (-P suffix to zone's map symbol) is to indicate that conditions beyond the minimum requirements of this title have been applied to development on the property, including but not limited to increased development standards, limits on permitted uses or special conditions of approval.

**SECTION 37.**

**21A.04.160 Map designation - Special district overlay.** The purpose of the special district overlay designation (-SO suffix to zone's map symbol) is to carry out Comprehensive Plan and community plan policies that identify special opportunities for achieving public benefits by allowing or requiring alternative uses and development standards that differ from the general provisions of this title. Special district overlays are generally applied to a group of individual properties or entire community planning subareas and are designated primarily through the area zoning process.

**SECTION 38.**

**21A.04.170 Map designation - Potential zone.** A. The purpose of the potential zone (dashed box surrounding zone's map symbol) is to designate properties potentially suitable for future changes in land uses or densities once additional infrastructure, project phasing or site-specific public review has been accomplished. Potential zones are designated by either area zoning or individual zone reclassification. Area zoning may designate more than one potential zone on a single property if the community plan designates alternative uses for the site. Potential zones are actualized pursuant to K.C.C. 20.24.

B. The use of a potential zone designation is appropriate to:

1. Phase development based on availability of public facilities and services or infrastructure improvements; (e.g. roads, utilities, schools);
2. Prevent existing development from becoming a nonconforming use in areas that are in transition from previous uses;
3. Allow for future residential density increases consistent with a community plan; and
4. Provide for public review of proposed uses on sites where some permitted uses in a zone designation may not be appropriate.

**SECTION 39.**

**21A.04.180 Map designation - Interim zoning.** The purpose of the interim zone designation (\* suffix to zone's map symbol) is to identify areas where zoning has been applied for a limited period of time in order to preserve the county's planning options and to protect the public safety, health and general welfare during an emergency or pending a community, comprehensive or functional plan amendment process. Any of the zones set forth in this chapter, with or without -P suffix conditions, may be applied as interim zones. The adopting ordinance shall state the reasons for the interim zoning and provide for its expiration upon a certain date or the adoption of a new plan, plan amendment or area zoning.

**SECTION 40.**

**21A.04.190 Zoning maps and boundaries.** A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on zoning maps adopted by ordinance.

B. Changes in the boundaries of the zones, including application or amendment of interim zoning, shall be made by ordinance adopting or amending a zoning map.

C. Zoning maps are available for public review at the Department of development and environmental services permit center during business hours.

## CHAPTER 21A.06 TECHNICAL TERMS AND LAND USE DEFINITIONS

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**SECTION 41.**

**21A.06.005 Scope of Chapter.** This Chapter contains definitions of technical and procedural terms used throughout the code and definitions of land uses listed in tables in K.C.C. 21A.08. The definitions in this Chapter supplement the standard Industrial Classification Manual (SIC). See K.C.C. 21A.02 for rules on interpretation of the code, including use of these definitions. Development standards are found in K.C.C. 21A.12 through K.C.C. 21A.38.

**SECTION 42.**

**21A.06.010 Accessory living quarters.** Accessory living quarters: living quarters in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use of guests of the occupant. Such quarters have no kitchen and are not otherwise used as a separate dwelling unit.

**SECTION 43.**

**21A.06.015 Accessory use, commercial/industrial.** Accessory use, commercial/industrial:

A. A use that is subordinate and incidental to a commercial or industrial use; including, but not limited to the following uses:

1. Administrative offices;
2. Employee exercise facilities;
3. Employee food service facilities;



4. Incidental storage of raw materials and finished products sold or manufactured on-site;
  5. Business owner or caretaker residence;
  6. Cogeneration facilities; and
  7. Ground maintenance facilities
- B. Some accessory uses within the scope of this section may be defined separately to enable the code to apply different conditions of approval.

## SECTION 44.

**21A.06.020 Accessory use, residential.** Accessory use, residential: A. A use, structure, or activity which is subordinate and incidental to a residence including, but not limited to the following uses:

1. Accessory living quarters and dwellings;
2. Fallout/bomb shelters;
3. Keeping household pets;
4. On-site rental office;
5. Pools, private docks, piers;
6. Antennae for private telecommunication services;
7. Storage of yard maintenance equipment; or
8. Storage of private vehicles, e.g. motor vehicles, boats, trailers or planes.

B. Some accessory uses within the scope of this section may be defined separately to enable the code to apply different conditions of approval.

## SECTION 45.

**21A.06.025 Accessory use, resource.** Accessory use, resource: A. A use, structure, or part of a structure, which is customarily subordinate and incidental to a resource use including, but not limited to the following uses:

1. Housing of agricultural workers; or
2. Storage of agricultural products or equipment used on site.

B. Some accessory uses within the scope of this section may be defined separately to enable the code to apply different conditions of approval.

## SECTION 46.

**21A.06.030 Adjustor.** Adjustor: The individual or individuals designated by the director of the department of development and environmental services to conduct permit review proceedings concerning variances, conditional uses and other land use permits pursuant to K.C.C. 21A.42 and K.C.C. 20.28.

## SECTION 47.

**21A.06.035 Adult use facility.** Adult use facility: An enterprise predominantly involved in the selling, renting or presenting for commercial purposes of books, magazines, motion pictures, films, video cassettes, cable television, live entertainment, performance or activity distinguished or characterized by a predominant emphasis on the depiction, simulation or relation to "specified sexual activities" as defined in this chapter for observation by patrons therein. Examples of such facilities include, but are not limited to, adult book or video stores and establishments offering panoramas, peep shows or topless or nude dancing.

## SECTION 48.

**21A.06.040 Agricultural product sales.** Agricultural product sales: the retail sale of items resulting from the practice of agriculture, including crops such as fruits, vegetables, grains, seed, feed, and plants, or animal products such as eggs, milk, and meat.

## SECTION 49.

**21A.06.045 Aircraft, ship and boat manufacturing.** Aircraft, ship and boat manufacturing: the fabrication and/or assembling of aircraft, ships or boats, including only uses located in SIC Industry Group Nos.:

- A. 372-Aircraft and Parts; and
- B. 373-Ship and Boat Building and Repairing.

## SECTION 50.

**21A.06.050 Airport/heliport.** Airport/heliport: any runway, landing area or other facility, excluding facilities for the primary use of the individual property owner which are classified as helistops, designed or used by public carriers or private aircraft for the landing and taking off of aircraft, including the following associated facilities:

- A. Taxiways;
- B. Aircraft storage and tie-down areas;
- C. Hangars;
- D. Servicing; and
- E. Passenger and air freight terminals.

## SECTION 51.

**21A.06.055 Alley.** Alley: an improved thoroughfare or right-of-way, whether public or private, usually narrower than a street, that provides vehicular access to an interior boundary of one or more lots, and is not designed for general traffic circulation.

## SECTION 52.

**21A.06.060 Amusement arcades.** Amusement arcades: a building or part of a building in which five or more pinball machines, video games, or other such player-operator amusement devices (excluding juke boxes or gambling-related machines) are operated.

## SECTION 53.

**21A.06.065 Animal, small.** Animal, small: any animal other than livestock or animals considered to be predatory or wild which are kept outside a dwelling unit all or part of the time. Animals considered predatory or wild shall be considered small animals when they are taken into captivity for the purposes of breeding, domestication, training, hunting or exhibition.

## SECTION 54.

**21A.06.070 Applicant.** Applicant: a property owner or any person or entity acting as an agent for the property owner in an application for a development proposal, permit or approval.

## SECTION 55.

**21A.06.075 Auction house.** Auction house: An establishment where the property of others is sold by a broker or auctioneer to persons who attend scheduled sales periods or events.

## SECTION 56.

**21A.06.080 Base flood.** Base flood: a flood having a one percent chance of being equaled or exceeded in any given year, often referred to as the "100-year flood."

## SECTION 57.

**21A.06.085 Base flood elevation.** Base flood elevation: the water surface elevation of the base flood in relation to the National Geodetic Vertical Datum of 1929.

**SECTION 58.**

**21A.06.090 Bed and breakfast guesthouse.** Bed and breakfast guesthouse: a dwelling unit or accessory building within which bedrooms are available for paying guests.

**SECTION 59.**

**21A.06.095 Beehive.** Beehive: a structure designed to contain one colony of honey bees (*apis mellifera*).

**SECTION 60.**

**21A.06.100 Billboard.** Billboard: a sign, including both the supporting structural framework and attached billboard faces, used principally for advertising a business activity, use, product, or service unrelated to the primary use or activity of the property on which the billboard is located; excluding off-premise directional, or temporary real estate signs.

**SECTION 61.**

**21A.06.105 Billboard face.** Billboard face: that portion of a billboard, exclusive of its structural support, on which changeable advertising copy is displayed, either by affixing preprinted poster panels or by painting copy on location; subclassified as follows:

A. Billboard face I -- a billboard face not exceeding a height of 14 feet or a width of 48 feet, and may also include temporary and irregularly shaped extensions subject to the area and duration limitations in K.C.C. 21A.20; and

B. Billboard face II -- a billboard face not exceeding a height of 12 feet or a width of 24 feet.

**SECTION 62.**

**21A.06.110 Biologist.** Biologist: a person who has earned at least a Bachelor of Science degree in the biological sciences from an accredited college or university or who has equivalent educational training and experience.

**SECTION 63.**

**21A.06.115 Book, stationery, video and art supply store.** Book, stationery, video and art supply store: An establishment engaged in the retail sale of books and magazines, stationery, records and tapes, video and art supplies, including only uses located in SIC Industry Nos.:

A. 5942-Book Stores;

B. 5943-Stationery Stores;

C. 5999-Architectural Supplies and Artists' Supply and Materials Stores;

D. 7841-Video tape rental;

E. 5735 - Record, compact disc and prerecorded tape stores; and

F. 5736 - Musical Instrument stores.

**SECTION 64.**

**21A.06.120 Broadleaf tree.** Broadleaf tree: a tree characterized by leaves that are broad in width and may include both deciduous and evergreen species.

**SECTION 65.**

**21A.06.125 Building.** Building: any structure having a roof.

**SECTION 66.**

**21A.06.130 Building coverage.** Building coverage: area of a lot that is covered by the total horizontal surface area of the roof of a building.

**SECTION 67.**

**21A.06.135 Building envelope.** Building envelope: area of a lot that delineates the limits of where a building may be placed on the lot.

**SECTION 68.**

**21A.06.140 Building facade.** Building facade: that portion of any exterior elevation of a building extending from the grade of the building to the top of the parapet wall or eaves, for the entire width of the building elevation.

**SECTION 69.**

**21A.06.145 Building, hardware and garden materials store.** Building, hardware and garden materials store: An establishment engaged in selling lumber and other building materials, feed, or lawn and garden supplies; including, but not limited to uses located in SIC Major Group No. 52-Building Materials, Hardware, Garden Supply, excluding Mobile Home Dealers.

**SECTION 70.**

**21A.06.150 Buffer.** Buffer: a designated area contiguous to a steep slope or landslide hazard area intended to protect slope stability, attenuation of surface water flows and landslide hazards or a designated area contiguous to a stream or wetland intended to protect the stream or wetland and be an integral part of the stream or wetland ecosystem.

**SECTION 71.**

**21A.06.155 Bulk retail.** Bulk retail: An establishment offering the sale of bulk goods to the general public, including limited sales to wholesale customers. These establishments offer a variety of lines of merchandise including but not limited to: food, building, hardware and garden materials, dry goods, apparel and accessories, home furnishings, housewares, drugs, auto supplies, hobby, toys, games, photographic, and electronics.

**SECTION 72.**

**21A.06.160 Campground.** Campground: an area of land developed for recreational use in temporary occupancy, such as: tents or recreational vehicles without hook-up facilities.

**SECTION 73.**

**21A.06.165 Capacity, school.** Capacity, school: the number of students a school district's facilities can accommodate district-wide, based on the district's standard of service, as determined by the school district.

**SECTION 74.**

**21A.06.170 Capital facilities plan, school.** Capital facilities plan, school: a district's facilities plan adopted by the school board consisting of:

1. a forecast of future needs for school facilities based on the district's enrollment projections;
2. the long-range construction and capital improvements projects of the district;
3. the schools under construction or expansion;
4. the proposed locations and capacities of expanded or new school facilities;
5. at least a six-year financing plan component, updated as necessary to maintain at least a six-year forecast period, for financing needed school facilities within projected funding levels, and identifying sources of financing for such purposes, including bond issues authorized by the voters and projected bond issues not yet authorized by the voters;
6. any other long-range projects planned by the district.

7. the current capacity of the district's school facilities based on the districts adopted standard of service, and a plan to eliminate existing deficiencies, if any, without the use of impact fees; and

8. an inventory showing the location and capacity of existing school facilities.

## SECTION 75.

**21A.06.175 Cattery.** Cattery: a place where adult cats are temporarily boarded for compensation, whether or not for training. An adult cat is of either sex, altered or unaltered, that has reached the age of six months.

## SECTION 76.

**21A.06.180 Cemetery, columbarium or mausoleum.** Cemetery, columbarium or mausoleum: land or structures used for interment of the dead or their remains. For purposes of the code, pet cemeteries are considered a subclassification of this use.

## SECTION 77.

**21A.06.185 Church, synagogue or temple.** Church, synagogue or temple: A place where religious services are conducted, including those uses located in SIC Industry No. 866 and including accessory uses in the primary or accessory buildings such as religious education, reading rooms, assembly rooms, and residences for nuns and clergy. This definition does not include facilities for training of religious orders.

## SECTION 78.

**21A.06.190 Classrooms, school.** Classrooms, school: educational facilities of the district required to house students for its basic educational program. The classrooms are those facilities the district determines are necessary to best serve its student population. Specialized facilities as identified by the district, including but not limited to gymnasiums, cafeterias, libraries, administrative offices, and child care centers, shall not be counted as classrooms.

## SECTION 79.

**21A.06.195 Clearing.** Clearing: the limbing, pruning, trimming, topping, cutting or removal of vegetation or other organic plant matter by physical, mechanical, chemical or other means.

## SECTION 80.

**21A.06.200 Coal mine hazard areas.** Coal mine hazard areas: those areas in King County directly underlain or affected by operative or abandoned subsurface coal mine workings such as adits, tunnels, drifts or air shafts.

## SECTION 81.

**21A.06.205 Cogeneration.** Cogeneration: the sequential generation of energy and useful heat from the same primary source or fuel for industrial, commercial, or residential heating or cooling purposes.

## SECTION 82.

**21A.06.210 Communication facility, major.** Major communication facility: a communication facility for transmission and reception of:

- A. UHF and VHF television signals; or
- B. FM or AM radio signals.

## SECTION 83.

**21A.06.215 Communication facility, minor.** Minor communication facility: a communication facility for transmission and reception of:

- A. Two-way and/or citizen band ("CB") radio signals;
- B. Point-to-point microwave signals;
- C. Cellular radio signals;
- D. Signals through FM radio translators; or
- E. Signals through FM radio boosters under ten watts effective radiated power ("ERP").

## SECTION 84.

**21A.06.220 Community residential facility ("CRF").** Community residential facility ("CRF"): living quarters meeting applicable federal and state standards that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision, excluding drug and alcohol detoxification which is classified in Section 21A.08.050 as health services. CRF's are further classified as follows:

- A. CRF-I -- Nine to ten residents and staff;
- B. CRF-II -- Eleven or more residents and staff.

If staffed by nonresident staff, each 24 staff hours per day equals one full-time residing staff member for purposes of subclassifying CRF's.

## SECTION 85.

**21A.06.225 Compensatory storage.** Compensatory storage: new, excavated storage volume equivalent to any flood storage which is eliminated by building filling or grading within the flood plain. For the purpose of this definition, equivalent flood storage capacity is that which is replaced by equal volume between corresponding one-foot contour intervals which are hydraulically connected to the floodway through their entire depth.

## SECTION 86.

**21A.06.230 Conditional use permit.** Conditional use permit: permit granted by the county to locate a permitted use on a particular property subject to conditions placed on the permitted use to ensure compatibility with nearby land uses.

## SECTION 87.

**21A.06.235 Conference center.** Conference center: An establishment developed primarily as a meeting facility, including only facilities for recreation, overnight lodging, and related activities provided for conference participants.

## SECTION 88.

**21A.06.240 Confinement Area.** A confinement area is any open land area in which livestock are kept where the forage does not meet the definition of a grazing area.

## SECTION 89.

**21A.06.245 Consolidation.** Consolidation: the relocation to a consolidated transmission structure of the main transmit antennae of two or more FCC broadcast licensees which prior to such relocation utilized transmission structures located within a 1500 foot radius of the center of the consolidated transmission structure to support their main transmit antennae.

## SECTION 90.

**21A.06.250 Construction cost per student, school.** Construction cost per student, school: the estimated cost of construction of a permanent school facility in the district for the grade span of school to be provided, as a function of the district's facilities standard per grade span and taking into account the requirements of students with special needs.

**SECTION 91.**

**21A.06.255 Critical drainage area.** Critical drainage area: an area which has been formally determined by the King County surface water management department to require more restrictive regulation than county-wide standards afford in order to mitigate severe flooding, drainage, erosion or sedimentation problems which result from the cumulative impacts of development and urbanization.

**SECTION 92.**

**21A.06.260 Critical facility.** Critical facility: a facility necessary to protect the public health, safety and welfare and which is defined under the occupancy categories of "essential facilities", "hazardous facilities" and "special occupancy structures" in the Uniform Building Code. Critical facilities also include nursing homes, public roadway bridges, and sites for hazardous substance storage or production, not including the temporary storage of consumer products containing hazardous substances intended for household use or for retail sale on the site.

**SECTION 93.**

**21A.06.265 Daycare.** Daycare: An establishment for group care of non-resident adults or children. A. Daycare shall include only, SIC Industry No. 835, Child Day Care Services, SIC Industry No. 8322, Adult Daycare Centers and the following:

1. Adult Daycare, such as adult day health centers or social day care as defined by the Washington State Department of Social and Health Services;
2. Nursery schools for children under minimum age for education in public schools;
3. Privately conducted kindergartens or prekindergartens when not a part of a public or parochial school; and
4. Programs covering after-school care for school children.

B. Daycare establishments are subclassified as follows:

1. Daycare I -- a maximum of 12 adults or children in any 24 hour period; and
2. Daycare II -- over 12 adults or children in any 24 hour period.

**SECTION 94.**

**21A.06.270 Deciduous:** Deciduous: a plant species with foliage that is shed annually.

**SECTION 95.**

**21A.06.275 Density credit, transfer ("TDC").** Density credit, transfer ("TDC"): the ability to transfer potentially buildable dwelling units from an eligible sending site to an eligible receiving site as provided in this code.

**SECTION 96.**

**21A.06.280 Department.** Department: the King County department of development and environmental services.

**SECTION 97.**

**21A.06.285 Department and variety store.** Department and variety store: An establishment engaged in the retail sale of a variety of lines of merchandise, such as; dry goods, apparel and accessories, home furnishings, housewares, including only uses located in SIC Major Group and Industry Nos.:

- A. 53-General Merchandise;
- B. 5947-Gift, Novelty, and Souvenir Shops; and
- C. 5948-Luggage and Leather Goods Stores.

**SECTION 98.**

**21A.06.290 Destination resort.** Destination resort: an establishment for resource-based recreation and intended to utilize outdoor recreational opportunities, including related services, such as food, overnight lodging, equipment rentals, entertainment and other conveniences for guests of the resort.

**SECTION 99.**

**21A.06.295 Developer.** Developer: the person or entity who owns or holds purchase options or other development control over property for which development activity is proposed.

**SECTION 100.**

**21A.06.300 Development activity.** Development activity: any residential construction or expansion of a building, structure or use, any change in use of a building or structure, or any change in the use of land that creates additional demand for school facilities.

**SECTION 101.**

**21A.06.305 Development agreement.** Development agreement: a recorded agreement between a UPD applicant and King County which incorporates the site plans, development standards, and other features of an Urban Plan Development as described in K.C.C. 21A.39.

**SECTION 102.**

**21A.06.310 Development proposal.** Development proposal: any activities requiring a permit or other approval from King County relative to the use or development of land.

**SECTION 103.**

**21A.06.315 Development proposal site.** Development proposal site: the legal boundaries of the parcel or parcels of land for which an applicant has or should have applied for authority from King County to carry out a development proposal.

**SECTION 104.**

**21A.06.320 Direct traffic impact.** Direct traffic impact: any increase in vehicle traffic generated by a proposed development which equals or exceeds ten (10) peak hour, peak direction vehicle trips on any roadway or intersection.

**SECTION 105.**

**21A.06.325 Director.** Director: the director of King County department of development and environmental services, or his or her designee.

**SECTION 106.**

**21A.06.330 Dormitory.** Dormitory: A residential building that provides sleeping quarters, but not separate dwelling units, and may include common dining, cooking and recreation or bathing facilities.

**SECTION 107.**

**21A.06.335 Drop box facility.** Drop box facility: a facility used for receiving solid waste and recyclable from off-site sources into detachable solid waste containers, including the adjacent areas necessary for entrance and exit roads, unloading and vehicle turnaround areas. Drop box facilities normally service the general public with loose loads and may also include containers for separated recyclable.



## SECTION 108.

**21A.06.340 Drug store.** Drug store: An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics and related supplies, including only uses located in SIC Industry Group and Industry Nos.:

- A. 591-Drug Stores and Proprietary Stores;
- B. 5993-Tobacco Stores and Stands; and
- C. 5999-Cosmetics Stores.

## SECTION 109.

**21A.06.345 Dwelling unit.** Dwelling unit: one or more rooms designed for occupancy by a person or family for living and sleeping purposes, containing kitchen facilities and rooms with internal accessibility, for use solely by the dwelling's occupants; dwelling units include but are not limited to bachelor, efficiency and studio apartments, factory-built housing and mobile homes.

## SECTION 110.

**21A.06.350 Dwelling unit, accessory.** Dwelling unit, accessory: a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises.

## SECTION 111.

**21A.06.355 Dwelling unit, apartment.** Dwelling unit, apartment: a dwelling unit contained in a building consisting of two or more dwelling units which may be stacked, or one or more dwellings with nonresidential uses.

## SECTION 112.

**21A.06.360 Dwelling unit, senior citizen assisted.** Dwelling unit, senior citizen assisted: a dwelling unit in a building consisting of two or more dwelling units restricted to occupancy by senior citizens, and may include, the following support services, as deemed necessary:

- A. Food preparation and dining areas;
- B. Group activity areas;
- C. Medical supervision; and
- D. Similar activities.

## SECTION 113.

**21A.06.365 Dwelling unit, single detached.** Dwelling unit, single detached: a detached building containing one dwelling unit.

## SECTION 114.

**21A.06.370 Dwelling unit, townhouse.** Dwelling unit, townhouse: a building containing one dwelling unit that occupies space from the ground to the roof, and is attached to one or more other townhouse dwellings by common walls.

## SECTION 115.

**21A.06.375 Earth station.** Earth station: a communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.

## SECTION 116.

**21A.06.380 Effective radiated power.** Effective radiated power: the product of the antenna power input and the numerical antenna power gain.

## SECTION 117.

**21A.06.385 Elderly.** Elderly: a person aged 62 or older.

**SECTION 118.**

**21A.06.390 Electrical conversion substation.** Electrical conversion substation: a site containing equipment for the conversion of high voltage electrical power transported through transmission lines into lower voltages transported through distribution lines and suitable for individual users.

**SECTION 119.**

**21A.06.395 Energy resource recovery facility.** Energy resource recovery facility: an establishment for recovery of energy in a usable form from mass burning or refuse-derived fuel incineration, pyrolysis or any other means of using the heat of combustion of solid waste.

**SECTION 120.**

**21A.06.400 Enhancement.** Enhancement: an action which increases the functions and values of a stream, wetland or other sensitive area or buffer.

**SECTION 121.**

**21A.06.405 Equipment, heavy.** Equipment, heavy: high-capacity mechanical devices for moving earth or other materials, and mobile power units including, but not limited to:

- A. Carryalls;
- B. Graders;
- C. Loading and unloading devices;
- D. Cranes;
- E. Drag lines;
- F. Trench diggers;
- G. Tractors;
- H. Augers;
- I. Bulldozers;
- J. Concrete mixers and conveyers;
- K. Harvesters;
- L. Combines; or
- M. Other major agricultural equipment and similar devices operated by mechanical power as distinguished from manpower.

**SECTION 122.**

**21A.06.410 Erosion.** Erosion: the process by which soil particles are mobilized and transported by natural agents such as wind, rainsplash, frost action or surface water flow.

**SECTION 123.**

**21A.06.415 Erosion hazard areas.** Erosion hazard areas: those areas in King County underlain by soils which are subject to severe erosion when disturbed. Such soils include, but are not limited to, those classified as having a severe to very severe erosion hazard according to the USDA Soil Conservation Service, the 1990 Snoqualmie Pass Area Soil Survey, the 1973 King County Soils Survey or any subsequent revisions or addition by or to these sources. These soils include, but are not limited to, any occurrence of River Wash ("Rh") or Coastal Beaches ("Cb") and the following when they occur on slopes 15% or steeper:

- A. the Alderwood gravely sandy loam ("AgD");
- B. the Alderwood and Kitsap soils ("AkF");
- C. the Beausite gravely sandy loam ("BeD" and "BeF");
- D. the Kitsap silt loam ("KpD");
- E. the Ovall gravely loam ("OvD" and "OvF");
- F. the Ragnar fine sandy loam ("RaD"); and
- G. the Ragnar-Indianola Association ("RdE").

**SECTION 124.**

**21A.06.420 Evergreen.** Evergreen: a plant species with foliage that persists and remains green year round.

**SECTION 125.**

**21A.06.425 Examiner.** Examiner: the zoning and subdivision examiner as established by K.C.C. 20.24.

**SECTION 126.**

**21A.06.430 Fabric shop.** Fabric shop: An establishment engaged in the retail sale of sewing supplies and accessories, including only uses located in SIC Industry Nos.:

- A. 5949-Sewing, Needlework, and Piece Goods Stores; and
- B. Awning Shops, Banner Shops, and Flag Shops found in 5999.

**SECTION 127.**

**21A.06.435 Facilities standard.** Facilities standard: the space required by grade span, and taking into account the requirements of students with special needs, which is needed in order to fulfill the educational goals of the school district as identified in the district's capital facilities plan.

**SECTION 128.**

**21A.06.440 Factory-built commercial building.** Factory-built commercial building: any structure that is either entirely or substantially prefabricated or assembled at a place other than a building site; and designed or used for non-residential human occupancy.

**SECTION 129.**

**21A.06.445 Fairground.** Fairground: a site permanently designated and improved for holding a county fair, as provided in RCW Chapters 15.76 and 36.37, or for holding similar events, including, but not limited to:

- A. Carnivals;
- B. Circuses;
- C. Expositions;
- D. Animal shows; and
- E. Exhibitions and/or demonstrations of farm and home products with accompanying entertainment and amusements.

**SECTION 130.**

**21A.06.450 Family.** Family: an individual; two or more persons related by blood or marriage; a group of eight or fewer residents, who are not related by blood or marriage, living together as a single housekeeping unit; or a group living arrangement where eight or fewer residents receive supportive services such as counseling, foster care, or medical supervision at the dwelling unit by resident or non-resident staff. For purposes of this definition, minors living with parent shall not be counted as part of the maximum number of residents.

**SECTION 131.**

**21A.06.455 Federal Emergency Management Agency ("FEMA") floodway.** Federal Emergency Management Agency ("FEMA") floodway: the channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation more than one foot.

**SECTION 132.**

**21A.06.460 Feed Store.** Feed Store: an establishment engaged in retail sale of supplies directly related to the day to day activities of agricultural production.

**SECTION 133.**

**21A.06.465 Fence.** Fence: a barrier for the purpose of enclosing space or separating lots, composed of:

- A. Masonry or concrete walls, excluding retaining walls; or
- B. Wood, metal or concrete posts connected by boards, rails, panels, wire or mesh.

**SECTION 134.**

**21A.06.470 Flood fringe.** Flood fringe: that portion of the floodplain outside of the zero-rise floodway which is covered by floodwaters during the base flood, generally associated with standing water rather than rapidly flowing water.

**SECTION 135.**

**21A.06.475 Flood hazard areas.** Flood hazard areas: those areas in King County subject to inundation by the base flood including, but not limited to, streams, lakes, wetlands and closed depressions.

**SECTION 136.**

**21A.06.480 Flood insurance rate map.** Flood Insurance Rate Map: the official map on which the Federal Insurance Administration has delineated some areas of flood hazard.

**SECTION 137.**

**21A.06.485 Flood insurance study for King County.** Flood Insurance Study for King County: the official report provided by the Federal Insurance Administration which includes flood profiles and the Flood Insurance Rate Map.

**SECTION 138.**

**21A.06.490 Flood protection elevation.** Flood protection elevation: an elevation which is one foot above the base flood elevation.

**SECTION 139.**

**21A.06.495 Floodplain.** Floodplain: the total area subject to inundation by the base flood.

**SECTION 140.**

**21A.06.500 Floodproofing.** Floodproofing: adaptations which will make a structure that is below the flood protection elevation substantially impermeable to the passage of water and resistant to hydrostatic and hydrodynamic loads including the impacts of buoyancy.

**SECTION 141.**

**21A.06.505 Floodway, zero-rise.** Floodway zero-rise: the channel of a stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without any measurable increase in flood height. A measurable increase in base flood height means a calculated upward rise in the base flood elevation, equal to or greater than .01 foot, resulting from a comparison of existing conditions and changed conditions directly attributable to development in the floodplain. This definition is broader than that of the FEMA floodway, but always includes the FEMA floodway. The boundaries of the 100-year floodplain, as shown on the Flood Insurance Study for King County, are considered the boundaries of the zero-rise floodway unless otherwise delineated by a sensitive area special study.

## SECTION 142.

**21A.06.510 Florist shop.** Florist shop: An establishment engaged in the retail sale of flowers and plants, including only uses located in SIC Industry Nos.:

- A. 5992-Florists; and
- B. 5999-Artificial Flowers.

## SECTION 143.

**21A.06.515 Forest land.** Forest land: land devoted primarily to growing and harvesting forest and timber products and designated as a forest production district by the King County Comprehensive Plan.

## SECTION 144.

**21A.06.520 Forest practice.** Forest practice: any activity regulated by the Washington Department of Natural Resources in Washington Administrative Code ("WAC") 222 or RCW 79.06 for which a forest practice permit is required, together with:

- A. Fire prevention, detection and suppression; and,
- B. Slash burning or removal.

## SECTION 145.

**21A.06.525 Forest product sales.** Forest product sales: the sale of goods produced, extracted, consumed, gathered or harvested from a forest including, but not limited to:

- A. Trees;
- B. Wood chips;
- C. Logs;
- D. Fuelwood;
- E. Cones;
- F. Christmas trees;
- G. Berries;
- H. Herbs; or
- I. Mushrooms.

## SECTION 146.

**21A.06.530 Forest research.** Forest research: The performance of scientific studies relating to botany, hydrology, silviculture, biology and other branches of science in relation to management of forest lands, including only uses located in SIC Industry Nos:

- A. 8731-Commercial Physical and Biological Research;
- B. 8733-Noncommercial Research Organizations; and
- C. 8734-Testing Laboratories.

## SECTION 147.

**21A.06.535 Furniture and Home Furnishings store.** Furniture and Home furnishings store: An establishment engaged in the retail sale of household furniture and furnishings for the home, including only uses located in SIC Major Group and Industry Nos.:

- A. 57-Home Furniture, Furnishings, and Equipment Stores, except Industry Group No. 573; and
- B. Baby carriages, Cake Decorating Supplies, Hot Tubs, Picture Frames (ready made), Swimming Pools (above-ground, not site-built), Telephone Stores and Typewriter Stores found in 5999.

## SECTION 148.

**21A.06.540 General business service.** General business service: An establishment engaged in providing services to businesses or individuals, with no outdoor storage or fabrication, including only uses located in SIC Major Group Nos.:

- A. 60-Depository Institutions;

- B. 61-Nondepository Credit Institutions;
- C. 62-Security and Commodity Brokers, Dealers, Exchanges, and Services;
- D. 63-Insurance Carriers;
- E. 65-Real Estate, except 653 (Real Estate Agents and Directors);
- F. 67-Holding and Other Investment Offices;
- G. 7299 Miscellaneous Personal Services, not elsewhere classified;
- H. 73-Business Services, except Industry Group and Industry Nos.;
- I. 7312-Outdoor Advertising Services; and
- J. 86-Membership Organizations, including administrative offices of organized religions found in 8661, but excluding churches and places of worship.

## SECTION 149.

**21A.06.545 Geologist.** Geologist: a person who has earned at least a Bachelor of Science degree in the geological sciences from an accredited college or university or who has equivalent educational training and at least four years of professional experience.

## SECTION 150.

**21A.06.550 Geotechnical engineer.** Geotechnical engineer: a practicing geotechnical/civil engineer licensed as a professional civil engineer by the State of Washington who has at least four years of professional employment as a geotechnical engineer.

## SECTION 151.

**21A.06.555 Golf course facility.** Golf course facility: a recreational facility, under public or private ownership, designed and developed for golf activities with accessory uses including, but not limited to:

- A. A driving range;
- B. Miniature golf;
- C. Pro shops;
- D. Caddyshack buildings;
- E. Restaurants;
- F. Office and meeting rooms; and
- G. Related storage facilities

## SECTION 152.

**21A.06.560 Grade span.** Grade span: the categories into which a district groups its grades of students; i.e., elementary, middle or junior high school, and high school.

## SECTION 153.

**21A.06.565 Grading.** Grading: any excavation, filling, removing the duff layer or any combination thereof.

## SECTION 154.

**21A.06.570 Grazing Area.** A grazing area is any open land area used to pasture livestock in which suitable forage is maintained over 80% of the area at all times of the year.

## SECTION 155.

**21A.06.575 Groundcover.** Groundcover: living plants designed to grow low to the ground (generally one foot or less) and intended to stabilize soils and protect against erosion.

## SECTION 156.

**21A.06.580 Hazardous household substance.** Hazardous household substance: a substance as defined in RCW 70.105.010.

**SECTION 157.**

**21A.06.585 Hazardous substance.** Hazardous substance: a substance as defined in RCW 70.105.010.

**SECTION 158.**

**21A.06.590 Heavy equipment repair.** Heavy equipment repair: the repair and maintenance of self-powered, self-propelled or towed mechanical devices, equipment and vehicles used for commercial purposes, such as tandem axle trucks, graders, backhoes, tractor trailers, cranes, lifts, but excluding automobiles, recreational vehicles, boats and their trailers.

**SECTION 159.**

**21A.06.595 Helistop.** Helistop: an area on a roof or on the ground used for the takeoff and landing of helicopters for the purpose of loading or unloading passengers or cargo but not including fueling service, hangers, maintenance or overhaul facilities.

**SECTION 160.**

**21A.06.600 Hobby, toy, and game shop.** Hobby, toy, and game shop: An establishment engaged in the retail sale of toys, games, hobby and craft kits, including only uses located in SIC Industry Nos.:

A. 5945-Hobby, Toy and Game Shops; and

B. 5999-Autograph and Philatelist Supply Stores, Coin Shops, and Stamps, philatelist-retail (except mail order).

**SECTION 161.**

**21A.06.605 Home industry.** Home industry: a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the premises as a residence or farm.

**SECTION 162.**

**21A.06.610 Home occupation.** Home occupation: a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the premises as a residence.

**SECTION 163.**

**21A.06.615 Household pets.** Household pets: small animals that are kept within a dwelling unit.

**SECTION 164.**

**21A.06.620 Hydroelectric generation facility.** Hydroelectric generation facility: an establishment for the generation of electricity using water sources.

**SECTION 165.**

**21A.06.625 Impervious surface.** Impervious surface: any non-vertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, swimming pools, paved or graveled roads and walkways or parking areas and excluding landscaping and surface water retention/detention facilities.

**SECTION 166.**

**21A.06.630 Improved public roadways.** Improved public roadways: public road rights-of-way that have been improved with at least two travel lanes and are maintained by either King County or the state of Washington.

## SECTION 167.

**21A.06.635 Individual transportation and taxi.** Individual transportation and taxi: An establishment engaged in furnishing individual or small group transportation by motor vehicle, including only uses located in SIC Industry Group and Industry Nos.:

- A. 412-Taxicabs; and
- B. 4119-Local Passenger Transportation, not elsewhere Classified.

## SECTION 168.

**21A.06.640 Interim recycling facility.** Interim recycling facility: A site or establishment engaged in collection or treatment of recyclable materials, which is not the final disposal site, and including:

- A. Drop boxes;
- B. Source-separated, organic waste processing facilities; and
- C. Collection, separation and shipment of glass, metal, paper or other recyclables.

## SECTION 169.

**21A.06.645 Jail.** Jail: a facility operated by a governmental agency; designed, staffed and used for the incarceration of persons for the purposes of punishment, correction and rehabilitation following conviction of an offense.

## SECTION 170.

**21A.06.650 Jail farm.** Jail farm: a farm or camp on which persons convicted of minor law violations are confined and participate in agriculture and other work activities of the facility.

## SECTION 171.

**21A.06.655 Jewelry store.** Jewelry Store: An establishment engaged in the retail sale of a variety of jewelry products, including only uses located in SIC Industry Nos.:

- A. 5944-Jewelry Stores; and
- B. Gem stones and Rock specimens found in 5999.

## SECTION 172.

**21A.06.660 Kennel.** Kennel: a place where adult dogs are temporarily boarded for compensation, whether or not for training. An adult dog is one of either sex, altered or unaltered, that has reached the age of six months.

## SECTION 173.

**21A.06.665 Landfill.** Landfill: a disposal site or part of a site at which refuse is deposited.

## SECTION 174.

**21A.06.670 Landscaping.** Landscaping: live vegetative materials required for a development. Said materials provided along the boundaries of a development site is referred to as perimeter landscaping. Landscaping provided on the remainder of the site is referred to as interior landscaping.

## SECTION 175.

**21A.06.675 Landslide.** Landslide: episodic downslope movement of a mass including, but not limited to, soil, rock or snow.



## SECTION 176.

**21A.06.680** **Landslide hazard areas.** Landslide hazard areas: those areas in King County subject to severe risks of landslides, including the following:

- A. Any area with a combination of:
  - 1. slopes steeper than 15%;
  - 2. impermeable soils, such as silt and clay, frequently interbedded with granular soils, such as sand and gravel; and
  - 3. springs or ground water seepage;
- B. Any area which has shown movement during the Holocene epoch, from 10,000 years ago to the present, or which is underlain by mass wastage debris from that epoch;
- C. Any area potentially unstable as a result of rapid stream incision, stream bank erosion or undercutting by wave action;
- D. Any area which shows evidence of or is at risk from snow avalanches; or
- E. Any area located on an alluvial fan, presently subject to or potentially subject to inundation by debris flows or deposition of stream-transported sediments.

## SECTION 177.

**21A.06.685** **Level of service, traffic.** Level of service ("LOS") traffic: A quantitative measure of traffic congestion identified by a declining letter scale (A-F) as calculated by the methodology contained in the 1985 Highway Capacity Manual Special Report 209 or as calculated by another method approved by the department of public works LOS "A" indicates free flow of traffic with no delays while LOS "F" indicates jammed conditions or extensive delay.

## SECTION 178.

**21A.06.690** **Light equipment.** Light equipment: hand-held tools and construction equipment, such as chain saws, wheelbarrows and post-hole diggers.

## SECTION 179.

**21A.06.695** **Livestock.** Livestock: grazing animals kept either in open fields or structures for training, boarding, home use, sales, or breeding and production, including but not limited to:

- A. Cattle;
- B. Riding and draft horses;
- C. Hogs, excluding pigs weighing under 120 lbs and standing 20 inches or less at the shoulder which are kept as pets or small animals;
- D. Sheep; and
- E. Goats;

## SECTION 180.

**21A.06.700** **Livestock, large.** livestock, large: cattle, horses, and other livestock generally weighing over 500 pounds.

## SECTION 181.

**21A.06.705** **Livestock, small.** livestock, small: hogs, excluding pigs weighing under 120 lbs and standing 20 inches or less at the shoulder which are kept as household pets or small animals, sheep, goats, miniature horses, llamas, alpaca and other livestock generally weighing under 500 pounds.

## SECTION 182.

**21A.06.710** **Livestock sales.** Livestock sales: the sale of livestock but not including auctions.

**SECTION 183.**

**21A.06.715 Loading space.** Loading space: a space for the temporary parking of a vehicle while loading or unloading cargo or passengers.

**SECTION 184.**

**21A.06.720 Log storage.** Log storage: a facility for the open or enclosed storage of logs which may include repair facilities for equipment used on-site or operations offices.

**SECTION 185.**

**21A.06.725 Lot.** Lot: a physically separate and distinct parcel of property, which has been created pursuant to K.C.C. Title 19, Subdivision.

**SECTION 186.**

**21A.06.730 Lot line, interior.** Lot line, interior: lot lines that delineate property boundaries along those portions of the property which do not abut a street.

**SECTION 187.**

**21A.06.735 Marina.** Marina: an establishment providing docking, moorage space and related activities limited to the provisioning or minor repair of pleasure boats and yachts; and accessory facilities including, but not limited to:

- A. Showers;
- B. Toilets; and
- C. Self-service laundries.

**SECTION 188.**

**21A.06.740 Material Error.** Material Error: substantive information upon which a permit decision is based that is submitted in error or is omitted at the time of permit application.

**SECTION 189.**

**21A.06.745 Microwave.** Microwave: electromagnetic waves with a frequency range of 300 megahertz (MHz) to 300 gigahertz (GHz).

**SECTION 190.**

**21A.06.750 Mitigation.** Mitigation: the use of any or all of the following actions listed in descending order of preference:

- A. Avoiding the impact by not taking a certain action;
- B. Minimizing the impact by limiting the degree or magnitude of the action by using appropriate technology or by taking affirmative steps to avoid or reduce the impact;
- C. Rectifying the impact by repairing, rehabilitating or restoring the affected sensitive area or buffer;
- D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal;
- E. Compensating for the impact by replacing, enhancing or providing substitute sensitive areas and environments; and
- F. Monitoring the impact and taking appropriate corrective measures.

**SECTION 191.**

**21A.06.755 Mobile home.** Mobile home: a structure transportable in one or more sections; that in the traveling mode is eight body feet or more in width or 32 body feet or more in length; or when erected on site, is 320 square feet or more in area; built on a permanent chassis; designed to be used as a dwelling unit, with or without permanent foundation, when connected to the required utilities; which contains plumbing, heating, air-conditioning and electrical systems; and shall include

any structure that meets all the requirements of this section, or of WAC 296-150B, except the size requirements for which the manufacturer voluntarily complies with the standards and files the certification required by the Department of Housing and Urban Development ("HUD").

## SECTION 192.

**21A.06.760 Mobile home park.** Mobile home park: a development with two or more improved pads or spaces designed to accommodate mobile homes.

## SECTION 193.

**21A.06.765 Monitoring.** Monitoring: evaluating the impacts of development proposals on biologic, hydrologic and geologic systems and assessing the performance of required mitigation through the collection and analysis of data for the purpose of understanding and documenting changes in natural ecosystems, functions and features including, but not limited to, gathering baseline data.

## SECTION 194.

**21A.06.770 Monuments, tombstones, and gravestones sales.** Monuments, tombstones, and gravestones sales: the retail sale of custom stonework products including only uses located in SIC Industry No. 5599-Monuments, finished to custom order, Tombstones and Gravestones finished.

## SECTION 195.

**21A.06.775 Motor vehicle, boat and mobile home dealer.** Motor vehicle, boat and mobile home dealer: An establishment engaged in the retail sale of new and/or used automobiles, motor homes, motorcycles, trailers, boats or mobile homes, including only uses located in SIC Major Group and Industry Group Nos.:

A. 55-Automotive Dealers and Gasoline Service Stations except:

1. 553-Auto and Home Supply Stores;
2. 554-Gasoline Service Stations; and

B. Aircraft dealers found in 5599:

1. 527-Mobile Home Dealers; and
2. Yacht brokers found in 7389.

## SECTION 196.

**21A.06.780 Motor vehicle and bicycle manufacturing.** Motor vehicle and bicycle manufacturing: fabricating or assembling complete passenger automobiles, trucks, commercial cars and buses, motorcycles, and bicycles, including only uses located in SIC Industry Group Nos.:

A. 371-Motor Vehicles and Motor Vehicle Equipment; and

B. 375-Motorcycles, Bicycles, and Parts.

## SECTION 197.

**21A.06.785 Municipal Water Production.** Municipal water production: The collection and processing of surface water through means of dams or other methods of impoundment for municipal water systems.

## SECTION 198.

**21A.06.790 Native vegetation.** Native vegetation: vegetation comprised of plant species, other than noxious weeds, which are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site.

## SECTION 199.

**21A.06.795 Naturalized species.** Naturalized species: non-native species of vegetation that are adaptable to the climatic conditions of the coastal region of the Pacific Northwest.

**SECTION 200.**

**21A.06.800 Nonconformance.** Nonconformance: any use, improvement or structure established in conformance with King County rules and regulations in effect at the time of establishment that no longer conforms to the range of uses permitted in the site's current zone or to the current development standards of the code due to changes in the code or its application to the subject property.

**SECTION 201.**

**21A.06.805 Nonhydro-electric generation facility.** Nonhydro-electric generation facility: an establishment for the generation of electricity by nuclear reaction, burning fossil fuels, or other electricity generation methods.

**SECTION 202.**

**21A.06.810 Non-ionizing electromagnetic radiation ("NIER").** Non-ionizing electromagnetic radiation ("NIER"): electromagnetic radiation of low photon energy unable to cause ionization.

**SECTION 203.**

**21A.06.815 Noxious weed.** Noxious weed: any plant which is highly destructive, competitive or difficult to control by cultural or chemical practices, limited to those plants on the state noxious weed list contained in WAC 16-750.

**SECTION 204.**

**21A.06.820 Open-work fence.** Open-work fence: a fence in which the solid portions are evenly distributed and constitute no more than fifty (50) percent of the total surface area.

**SECTION 205.**

**21A.06.825 Ordinary high water mark.** Ordinary high water mark: the mark found by examining the bed and banks of a stream, lake, or tidal water and ascertaining where the presence and action of waters are so common and long maintained in ordinary years as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute. In any area where neither can be found, the top of the channel bank shall substitute. In braided channels and alluvial fans, the ordinary high water mark or line of mean high water shall be measured so as to include the entire stream feature.

**SECTION 206.**

**21A.06.830 Outdoor performance center.** Outdoor performance center: an establishment for the performing arts with open-air seating for audiences. Such establishments may include related services such as food and beverage sales and other concessions.

**SECTION 207.**

**21A.06.835 Park.** Park: a site designed or developed for recreational use by the public including, but not limited to:

- A. Indoor facilities, such as:
  - 1. Gymnasiums
  - 2. Swimming pools; or
  - 3. Activity centers; and
- B. Outdoor facilities, such as:
  - 1. Playfields;
  - 2. Fishing areas; or
  - 3. Picnic and related outdoor activity areas; and

C. Areas and trails for:

1. Hikers;
2. Equestrians;
3. Bicyclists; or
4. Off-road recreational vehicle users.

**SECTION 208.**

**21A.06.840 Park service area.** Park service area: established by the department, within which the dedications of land and fees received from new residential developments for the benefit of residents within such service area.

**SECTION 209.**

**21A.06.845 Parking lot aisle.** Parking lot aisle: that portion of the off-street parking area used exclusively for the maneuvering and circulation of motor vehicles and in which parking is prohibited.

**SECTION 210.**

**21A.06.850 Parking lot unit depth.** Parking lot unit depth: the linear distance within which one parking aisle is flanked by accessible rows of parking stalls as measured perpendicular to the parking aisle.

**SECTION 211.**

**21A.06.855 Parking space.** Parking space: an area accessible to vehicles, improved, maintained and used for the sole purpose of parking a motor vehicle.

**SECTION 212.**

**21A.06.860 Parking space angle.** Parking space angle: the angle measured from a reference line, generally the property line or center line of an aisle, at which motor vehicles are to be parked.

**SECTION 213.**

**21A.06.865 Party of record.** Party of record ("POR"): A person who has submitted written comments, testified, asked to be notified or is the sponsor of a petition entered as part of the official county record on a specific development proposal.

**SECTION 214.**

**21A.06.870 Peak hour.** Peak hour: The hour during the morning or afternoon when the most critical level of service occurs for a particular roadway or intersection.

**SECTION 215.**

**21A.06.875 Permanent school facilities.** Permanent school facilities: facilities of a school district with a fixed foundation which are not relocatable facilities.

**SECTION 216.**

**21A.06.880 Personal medical supply store.** Personal medical supply store: An establishment engaged in the retail sale of eyeglasses, contact lenses, hearing aids, and artificial limbs, including only uses located in SIC Industry Nos.:

- A. 5995-Optical Goods Stores; and
- B. 5999-Hearing Aids and Orthopedic and Artificial Limb Stores.

## SECTION 217.

**21A.06.885 Pet shop.** Pet shop: An establishment engaged in the retail sale of pets, small animals, pet supplies, or grooming of pets, including only uses located in SIC Industry No. 5999-Pet shops.

## SECTION 218.

**21A.06.890 Photographic and electronic shop.** Photographic and electronic shop: An establishment engaged in the retail sale of cameras and photographic supplies, and a variety of household electronic equipment, including only uses located in SIC Industry No.:

- A. 5946 - Camera and Photographic Supply Stores;
- B. 5999 - Binoculars and Telescopes;
- C. 5731 - Radio, Television, and Consumer Electronics Stores; and
- D. 5734 - Computer and Computer Software Stores.

## SECTION 219.

**21A.06.995 Plant associations of infrequent occurrence.** Plant associations of infrequent occurrence: one or more plant species of a landform type which does not often occur in King County because of the rarity of the habitat and/or the species involved or for other botanical or environmental reasons.

## SECTION 220.

**21A.06.900 Private.** Private: solely or primarily for the use of residents or occupants of the premises; e.g., a non-commercial garage used solely by residents or their guests is a private garage.

## SECTION 221.

**21A.06.905 Private stormwater management facility.** Private stormwater management facility: a surface water control structure installed by a project proponent to retain, detain or otherwise limit runoff from an individual or group of developed sites specifically served by such structure.

## SECTION 222.

**21A.06.910 Professional office.** Professional office: an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities; including only the following SIC Major Group and Industry Nos.:

- A. 64-Insurance Agents, Brokers and Service;
- B. 653-Real Estate Agents and Directors;
- C. 7291-Income Tax Return Preparation Services;
- D. 81-Legal Services;
- E. 871-Engineering, Architectural and Surveying Services;
- F. 872-Accounting, Auditing and Bookkeeping Services; and
- G. 874-Management and Public Relations Services.

## SECTION 223.

**21A.06.915 Public agency.** Public agency: any agency, political subdivision or unit of local government of this state including, but not limited to, municipal corporations, special purpose districts and local service districts, any agency of the State of Washington, the United States or any state thereof or any Indian tribe recognized as such by the federal government.

## SECTION 224.

**21A.06.920 Public agency animal control facility.** Public agency animal control facility: a facility for the impoundment and disposal of stray or abandoned small animals.

## SECTION 225.

**21A.06.925 Public agency archive.** Public agency archive: a facility for the enclosed storage of public agency documents or related materials, excluding storage of vehicles, equipment, or similar materials.

## SECTION 226.

**21A.06.930 Public agency or utility office.** Public agency or utility office: an office for the administration of any governmental activity or program, with no outdoor storage and including, but not limited to uses located in SIC Major Group, Industry Group and Industry Nos.:

- A. 91-Executive, Legislative, and General Government, except Finance;
- B. 93-Public Finance, Taxation, and Monetary Policy;
- C. 94-Administration of Human Resource Programs;
- D. 95-Administration of Environmental Quality and Housing Program;
- E. 96-Administration of Economic Programs;
- F. 972-International Affairs;
- G. 9222-Legal Counsel and Prosecution; and
- H. 9229-Public Order and Safety.

## SECTION 227.

**21A.06.935 Public agency or utility yard.** Public agency or utility yard: a facility for open or enclosed storage, repair, and maintenance of vehicles, equipment, or related materials, excluding document storage.

## SECTION 228.

**21A.06.940 Public agency training facility.** Public agency training facility: an establishment or school for training state and local law enforcement, fire safety, national guard or transit personnel and facilities including but not limited to:

- A. Dining and overnight accommodations;
- B. Classrooms;
- C. Shooting ranges;
- D. Auto test tracks; and
- E. Fire suppression simulations.

## SECTION 229.

**21A.06.945 Radio frequency.** Radio frequency: the number of times the current from a given source of non-ionizing electromagnetic radiation changes from a maximum positive level through a maximum negative level and back to a maximum positive level in one second; measured in cycles per second or Hertz ("Hz").

## SECTION 230.

**21A.06.950 Reasonable use.** Reasonable use: a legal concept articulated by federal and state courts in regulatory taking cases.

## SECTION 231.

**21A.06.955 Receiving site.** Receiving site: land for which allowable residential density is increased over the base density permitted by the underlying zone, by virtue of permanently securing and dedicating to King County, or another qualifying agency, the development potential of an associated sending site.

**SECTION 232.**

**21A.06.960 Recreational vehicle ("RV").** Recreational vehicle ("RV"): a vehicle designed primarily for recreational camping, travel or seasonal use which has its own motive power or is mounted on or towed by another vehicle, including but not limited to:

- A. Travel trailer;
- B. Folding camping trailer;
- C. Park trailer;
- D. Truck camper;
- E. Park trailer;
- F. Motor home; and
- G. Multi-use vehicle.

**SECTION 233.**

**21A.06.965 Recreational vehicle parks.** Recreational vehicle parks: The use of land upon which two or more recreational vehicle sites, including hook up facilities, are located for occupancy by the general public of recreational vehicles as temporary living quarters for recreation or vacation purposes.

**SECTION 234.**

**21A.06.970 Recyclable material.** Recyclable material: a non-toxic, recoverable substance that can be re-processed for the manufacture of new products.

**SECTION 235.**

**21A.06.975 Regional stormwater management facility.** Regional stormwater management facility: a surface water control structure installed in or adjacent to a stream or wetland of a basin or sub-basin by the surface water management ("SWM") division or a project proponent. Such facilities protect downstream areas identified by SWM as having previously existing or predicted significant regional basin flooding or erosion problems.

**SECTION 236.**

**21A.06.980 Regional utility corridor.** Regional utility corridor: a right-of-way tract or easement which contains transmission lines or pipelines for utility companies, excluding distribution lines contained within street rights-of-way or lines serving individual lots or developments.

**SECTION 237.**

**21A.06.985 Relocatable facility.** Relocatable facility: any factory-built structure, transportable in one or more sections that is designed to be used as an education space and is needed to prevent the overbuilding of school facilities, to meet the needs of service areas within a district or to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

**SECTION 238.**

**21A.06.990 Relocatable facilities cost per student.** Relocatable facilities cost per student: the estimated cost of purchasing and siting a relocatable facility in a school district for the grade span of school to be provided, as a function of the district's facilities standard per grade span and taking into account the requirements of students with special needs.

**SECTION 239.**

**21A.06.995 Relocation facilities.** Relocation facilities: housing units within King County that provide housing to persons who have been involuntarily displaced from other housing units within King County as a result of conversion of their housing unit to other land uses.



**SECTION 240.**

**21A.06.1000 Restoration.** Restoration: returning a stream, wetland, other sensitive area or any associated buffer to a state in which its stability and functions approach its unaltered state as closely as possible.

**SECTION 241.**

**21A.06.1005 Retail, comparison.** Retail, comparison. provides for the sale of comparison good and services and is centrally located in the community or region.

**SECTION 242.**

**21A.06.1010 Retail, convenience.** Retail, convenience. provides for daily living goods, is easy to access and use and is close to residential neighborhoods.

**SECTION 243.**

**21A.06.1015 Salmonid.** Salmonid: a member of the fish family salmonidae, including:

- A. chinook, coho, chum, sockeye and pink salmon;
- B. rainbow, steelhead and cutthroat salmon;
- C. brown trout;
- D. brook and dolly varden char;
- E. kokanee; and
- F. whitefish.

**SECTION 244.**

**21A.06.1020 School bus base.** School bus base: an establishment for the storage, dispatch, repair and maintenance of coaches and other vehicles of a school transit system.

**SECTION 245.**

**21A.06.1025 School district.** School district: any school district in King County whose boundaries include unincorporated areas of the county.

**SECTION 246.**

**21A.06.1030 School district support facility.** School district support facility: uses (excluding schools and bus bases) that are required for the operation of a school district. This term includes school district administrative offices, centralized kitchens, and maintenance or storage facilities.

**SECTION 247.**

**21A.06.1035 Schools, elementary, and middle/junior high.** Schools, elementary, and middle/junior high: institutions of learning offering instruction in the several branches of learning and study required by the Education Code of the State of Washington in grades kindergarten through nine, including associated meeting rooms, auditoriums and athletic facilities.

**SECTION 248.**

**21A.06.1040 Schools, secondary or high school.** Schools, secondary or high school: institutions of learning offering instruction in the several branches of learning and study required by the Education Code of the State of Washington in grades nine through twelve, including associated meeting rooms, auditoriums and athletic facilities.

## SECTION 249.

**21A.06.1045 Seismic hazard areas.** Seismic hazard areas: those areas in King County subject to severe risk of earthquake damage as a result of soil liquefaction in areas underlain by cohesionless soils of low density and usually in association with a shallow groundwater table or of other seismically induced settlement.

## SECTION 250.

**21A.06.1050 Self-service storage facility.** Self-service storage facility: an establishment containing separate storage spaces that are leased or rented as individual units.

## SECTION 251.

**21A.06.1055 Sending site.** Sending site: land designated in K.C.C. 21A.36 as capable of providing a public benefit if permanently protected by virtue of having its zoned development potential transferred to another property.

## SECTION 252.

**21A.06.1060 Senior citizen.** Senior Citizen: A person aged 62 or older.

## SECTION 253.

**21A.06.1065 Sensitive areas.** Sensitive areas: any of those areas in King County which are subject to natural hazards or those land features which support unique, fragile or valuable natural resources including fishes, wildlife and other organisms and their habitat and such resources which carry, hold or purify water in their natural state. Sensitive areas include coal mine hazard areas, erosion hazard areas, flood hazard areas, landslide hazard areas, seismic hazard areas, steep slope hazard areas, streams, volcanic hazard areas and wetlands.

## SECTION 254.

**21A.06.1070 Setback.** Setback: The minimum required distance between a structure and a specified line such as a lot, easement or buffer line that is required to remain free of structures.

## SECTION 255.

**21A.06.1075 Shelters for temporary placement.** Shelters for temporary placement: housing units within King County that provide housing to persons on a temporary basis for a duration not to exceed four weeks.

## SECTION 256.

**21A.06.1080 Shooting range.** Shooting range: a facility designed to provide a confined space for safe target practice with firearms, archery equipment, or other weapons.

## SECTION 257.

**21A.06.1085 Sign.** Sign: any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service.

## SECTION 258.

**21A.06.1090 Sign, awning.** Sign, awning: A sign affixed to the front or side of an awning.

## SECTION 259.

**21A.06.1095 Sign, changing message center.** Sign, changing message center: an electrically controlled sign that contains advertising messages which changes at intervals of three minutes or greater.

**SECTION 260.**

**21A.06.1100 Sign, community bulletin board.** Sign, community bulletin board: a permanent sign used to notify the public of community events and public services, and which contains no commercial advertising.

**SECTION 261.**

**21A.06.1105 Sign, directional.** Sign, directional: a sign designed to guide or direct pedestrian or vehicular traffic to an area, place or convenience, and may include incidental graphics such as trade names and trademarks.

**SECTION 262.**

**21A.06.1110 Sign, freestanding.** Sign, freestanding: a sign standing directly upon the ground or having one or more supports standing directly upon the ground, and being detached from any building or structure.

**SECTION 263.**

**21A.06.1115 Sign, fuel price.** Sign, fuel price: a sign utilized to advertise the price of gasoline and/or diesel fuel.

**SECTION 264.**

**21A.06.1120 Sign, incidental.** Sign, incidental: a sign, emblem or decal designed to inform the public of goods, facilities, or services available on the premises, and may include but not limited to signs designating:

- A. Restrooms;
- B. Hours of operation;
- C. Acceptable credit cards;
- D. Property ownership or management;
- E. Phone booths; and
- F. Recycling containers.

**SECTION 265.**

**21A.06.1125 Sign, indirectly illuminated.** Sign, indirectly illuminated: a sign that is illuminated entirely from an external artificial source.

**SECTION 266.**

**21A.06.1130 Sign, monument.** Sign, monument: a freestanding sign that is above ground level and is anchored to the ground by a solid base, with no open space between the sign and the ground.

**SECTION 267.**

**21A.06.1135 Sign, off-premise directional.** Sign, off-premise directional: a sign which contains no advertising of a commercial nature which is used to direct pedestrian or vehicular traffic circulation to a facility, service or business located on other premises within six hundred and sixty feet of the sign.

**SECTION 268.**

**21A.06.1140 Sign, on-premise.** Sign, on-premise: a sign which displays a message which is incidental to and directly associated with the use of the property on which it is located.

**SECTION 269.**

**21A.06.1145 Sign, permanent residential development identification.** Sign, permanent residential development identification: a permanent, freestanding sign identifying the residential development upon which the sign is located.

**SECTION 270.**

**21A.06.1150 Sign, portable.** Sign, portable: a sign which is capable of being moved and is not permanently affixed to the ground, a structure or building.

**SECTION 271.**

**21A.06.1155 Sign, projecting.** Sign, projecting: any sign, other than a flat wall sign, which is attached to and projects vertically more than one foot from the wall of a building or other structure.

**SECTION 272.**

**21A.06.1160 Sign, time and temperature.** Sign, time and temperature: an electrically controlled sign that contains messages for date, time, and temperature, which changes at intervals of one minute or less.

**SECTION 273.**

**21A.06.1165 Sign, wall.** Sign, wall: any sign painted on, or attached directly to and supported by a wall, facade, or fence; with the exposed face of the sign on a plane parallel to the portion of the structure to which it is attached; projecting no more than one foot; including window signs which are permanently attached.

**SECTION 274.**

**21A.06.1170 Significant tree.** Significant tree: an existing healthy tree which, when measured four feet above grade, has a minimum diameter of:

- A. Eight inches for evergreen trees, or
- B. Twelve inches for deciduous trees.

**SECTION 275.**

**21A.06.1175 Site cost per student.** Site cost per student: the estimated cost of a site in the district for the grade span of school to be provided, as a function of the district's facilities standard per grade span and taking into account the requirements of students with special needs.

**SECTION 276.**

**21A.06.1180 Ski area.** Ski area: an establishment for cross-country or downhill ski runs and including, but not limited to:

- A. Chair lifts;
- B. Warming huts; and
- C. Supporting services.

**SECTION 277.**

**21A.06.1185 Soil recycling facility.** Soil recycling facility: an establishment engaged in the collection, storage and treatment of contaminated soils to remove and reuse organic contaminants.

**SECTION 278.**

**21A.06.1190 Source-separated organic material.** Source-separated organic material: vegetative material, scrap lumber or wood, or other materials that provide a source for recycled or composted products. This does not include chemically treated wood products and/or toxic organic substances.

**SECTION 279.**

**21A.06.1195 Special use permit.** Special use permit: a permit granted by the County to locate a regional land use at a particular location, subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses.

**SECTION 280.**

**21A.06.1200 Specialized instruction school.** Specialized instruction school: establishments engaged in providing specialized instruction in a designated field of study, rather than a full range of courses in unrelated areas; including, but not limited to:

- A. Art;
- B. Dance;
- C. Music;
- D. Cooking;
- E. Driving; and
- F. Pet obedience training.

**SECTION 281.**

**21A.06.1205 Specified sexual activities.** Specified sexual activities: human genitalia in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; or erotic fondling, touching or display of human genitalia, pubic region, buttock, or female breast.

**SECTION 282.**

**21A.06.1210 Sporting goods store.** Sporting goods store: An establishment engaged in the retail sale of sporting goods and equipment, including only uses located in SIC Industry Nos.:  
 A. 5941-Sporting Goods Stores and Bicycle Shops; and  
 B. 5999-Tent Shops and Trophy Shops.

**SECTION 283.**

**21A.06.1215 Sports club.** Sports club: an establishment engaged in operating physical fitness facilities and sports and recreation clubs, including only uses located in SIC Industry Nos.:  
 A. 7991-Physical Fitness Facilities; and  
 B. 7997-Membership Sports and Recreation Clubs.

**SECTION 284.**

**21A.06.1220 Stable.** Stable: a structure or facility in which horses or other livestock are kept for:  
 A. Boarding;  
 B. Training;  
 C. Riding lessons;  
 D. Breeding;  
 E. Rental; or  
 F. Personal use.

**SECTION 285.**

**21A.06.1225 Standard of service, school districts.** Standard of service, school districts: the standard adopted by each school district which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the district believes will best serve its student population, and other factors as identified by the school district. The district's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities which are used as transitional facilities or for any specialized facilities housed in relocatable facilities. Except as otherwise defined by the school board pursuant to a board resolution, transitional facilities shall

mean those facilities that are used to cover the time required for the construction of permanent facilities; provided that, the "necessary financial commitments" as defined in Section 21A.28 are in place to complete the permanent facilities called for in the capital plan.

**SECTION 286.**

**21A.06.1230 Steep slope hazard areas.** Steep slope hazard areas: those areas in King County on slopes 40% or steeper within a vertical elevation change of at least ten feet. A slope is delineated by establishing its toe and top and is measured by averaging the inclination over at least ten feet of vertical relief. For the purpose of this definition:

A. The toe of a slope is a distinct topographic break in slope which separates slopes inclined at less than 40% from slopes 40% or steeper. Where no distinct break exists, the toe of a steep slope is the lower most limit of the area where the ground surface drops ten feet or more vertically within a horizontal distance of 25 feet; and

B. The top of a slope is a distinct, topographic break in slope which separates slopes inclined at less than 40% from slopes 40% or steeper. Where no distinct break exists, the top of a steep slope is the upper most limit of the area where the ground surface drops ten feet or more vertically within a horizontal distance of 25 feet.

**SECTION 287.**

**21A.06.1235 Stream functions.** Stream functions: natural processes performed by streams including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species, maintaining the availability and quality of water, such as purifying water, acting as recharge and discharge areas for groundwater aquifers, moderating surface and storm water flows and maintaining the free flowing conveyance of water, sediments and other organic matter.

**SECTION 288.**

**21A.06.1240 Streams.** Streams: those areas in King County where surface waters produce a defined channel or bed, not including irrigation ditches, canals, storm or surface water run-off devices or other entirely artificial watercourses, unless they are used by salmonids or are used to convey streams naturally occurring prior to construction in such watercourses. For the purpose of this definition, a defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds and defined-channel swales. The channel or bed need not contain water year-round. For the purpose of defining the following categories of streams, normal rainfall is rainfall that is at or near the mean of the accumulated annual rainfall record, based upon the water year for King County as recorded at the Seattle-Tacoma International Airport:

A. Class 1 streams, only including streams inventoried as "Shorelines of the State" under King County's Shoreline Master Program, K.C.C. Title 25, pursuant to RCW 90.58;

B. Class 2 streams, only including streams smaller than class 1 streams which flow year-round during years of normal rainfall or those which are used by salmonids; and

C. Class 3 streams, only including streams which are intermittent or ephemeral during years of normal rainfall and which are not used by salmonids.

**SECTION 289.**

**21A.06.1245 Street.** Street: a public or recorded private thoroughfare providing pedestrian and vehicular access through neighborhoods and communities and to abutting property.

**SECTION 290.**

**21A.06.1250 Street frontage.** Street frontage: any portion of a lot or combination of lots which directly abut a public right-of-way.

**SECTION 291.**

**21A.06.1255 Structure.** Structure: anything permanently constructed in or on the ground, or over the water; excluding fences less than 6 feet in height, decks less than 18 inches above grade, paved areas, and structural or non-structural fill.

**SECTION 292.**

**21A.06.1260 Student factor.** Student factor: the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit. Student factors shall be based on district records of average actual student generated rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation; if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages must be used. Student factors must be separately determined for single family and multifamily dwelling units, and for grade spans.

**SECTION 293.**

**21A.06.1265 Submerged land.** Submerged land: any land at or below the ordinary high water mark.

**SECTION 294.**

**21A.06.1270 Substantial improvement.** Substantial improvement: any maintenance, repair, structural modification, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the maintenance, repair, modification or addition is started or before the damage occurred, if the structure has been damaged and is being restored.

**SECTION 295.**

**21A.06.1275 Temporary use permit.** Temporary use permit: permit to allow a use of limited duration and/or frequency, or to allow multiple related events over a specified period.

**SECTION 296.**

**21A.06.1280 Tightline sewer.** Tightline sewer: a sewer trunk line designed and intended specifically to serve only a particular facility or place, and whose pipe diameter should be sized appropriately to ensure service only to that facility or place. It may occur outside the local service area for sewers, but does not amend the local service area.

**SECTION 297.**

**21A.06.1285 Trails.** Trails: man-made pathways designed and intended for use by pedestrians, bicyclists, equestrians, and/or recreational users.

**SECTION 298.**

**21A.06.1290 Transfer station.** Transfer station: a staffed collection and transportation facility used by private individuals and route collection vehicles to deposit solid waste collected off-site into larger transfer vehicles for transport to permanent disposal sites; and may also include recycling facilities involving collection or processing for shipment.

**SECTION 299.**

**21A.06.1295 Transit base.** Transit base: an establishment for the storage, dispatch, repair and maintenance of coaches, light rail trains, and other vehicles of a public transit system.

**SECTION 300.**

**21A.06.1300 Transit park and ride lot.** Transit park and ride lot: vehicle parking specifically for the purpose of access to a public transit system.

**SECTION 301.**

**21A.06.1305 Transitional housing facilities.** Transitional housing facilities: housing units within King County owned by public housing authorities, nonprofit organizations or other public interest groups that provide housing to persons on a temporary basis for a duration not to exceed 24 months in conjunction with job training, self sufficiency training, and human services counseling; the purpose of which is to help persons make the transition from homelessness to placement in permanent housing.

**SECTION 302.**

**21A.06.1310 Transmission equipment.** Transmission equipment: equipment, such as antennae and satellite, or point-to-point microwave dishes, that transmit or receive radio signals.

**SECTION 303.**

**21A.06.1315 Transmission line booster station.** Transmission line booster station: an establishment containing equipment designed to increase voltage of electrical power transported through transmission and/or distribution lines to compensate for power loss due to resistance.

**SECTION 304.**

**21A.06.1320 Transmission structure.** Transmission structure : a structure intended to support transmission equipment or function as an antenna for AM radio or an earth station satellite dish antenna. The term does not include brackets, platforms, or other apparatus which mount transmission equipment onto transmission structures, buildings or other structures.

**SECTION 305.**

**21A.06.1325 Transmitter building.** Transmitter building: building used to contain communication transmission equipment.

**SECTION 306.**

**21A.06.1330 Transportation system management ("TSM").** Transportation System Management ("TSM"): Low-cost projects that can be implemented in a short time frame designed to increase the efficiency of existing transportation facilities. This also includes transit and/or ride sharing measures to decrease single occupancy vehicle trips.

**SECTION 307.**

**21A.06.1335 Ultimate roadway section.** Ultimate roadway section: A designation by King County that the maximum roadway or intersection capacity has been reached and further right-of-way acquisition and/or improvements are not feasible to increase peak hour vehicle capacity.

**SECTION 308.**

**21A.06.1340 Urban Plan Development (UPD).** Urban Plan Development: a site specific project consisting of conceptual site plan(s), development standards, processing and other elements.

**SECTION 309.**

**21A.06.1345 Use.** Use: activity or function carried out on an area of land, or in a building or structure located thereon. Any use subordinate or incidental to the primary use on a site is considered an accessory use.



## SECTION 310.

**21A.06.1350 Utility facility.** Utility facility: a facility for the distribution or transmission of services to an area; requiring location in the area to be served; including, but not limited to:

- A. Telephone exchanges;
- B. Water pumping or treatment stations;
- C. Electrical switching substations;
- D. Water storage reservoirs or tanks;
- E. Municipal groundwater well-fields;
- F. Regional stormwater management facilities.
- G. Natural gas gate stations and limiting stations;
- H. Propane, compressed natural gas and liquified natural gas storage tanks serving multiple lots or uses from which fuel is distributed directly to individual users;
- I. Sewer lift stations; and
- J. Pipes, electrical wires and associated structural supports.

## SECTION 311.

**21A.06.1355 Variance.** Variance: an adjustment in the application of standards of a zoning code to a particular property.

## SECTION 312.

**21A.06.1360 Vegetation.** Vegetation: any and all plant life growing at, below or above the soil surface.

## SECTION 313.

**21A.06.1365 Vocational school.** Vocational school: establishments offering training in a skill or trade to be pursued as a career, including only uses located in SIC Industry Group No.:

- A. 824-Vocational Schools; and
- B. 8222-Technical Institutes.

## SECTION 314.

**21A.06.1370 Volcanic hazard areas.** Volcanic hazard areas: those areas in King County subject to inundation by mudflows, lahars or related flooding resulting from volcanic activity on Mount Rainier, delineated based on recurrence of an event equal in magnitude to the prehistoric Electron Mudflow.

## SECTION 315.

**21A.06.1375 Warehousing and wholesale trade.** Warehousing and wholesale trade: establishments involved in the storage and/or sale of bulk goods for resale or assembly, excluding establishments offering the sale of bulk goods to the general public which is classified as a retail use in K.C.C. 21A.08.070. These establishments shall include only SIC Major Group Nos. 50 and 51 and SIC Industry Group Nos. 422 and 423.

## SECTION 316.

**21A.06.1380 Wastewater treatment facility.** Wastewater treatment facility: a plant for collection, decontamination and disposal of sewage, including residential, industrial and agricultural liquid wastes, and including any physical improvement within the scope of the definition of "water pollution control facility" set forth in WAC 173-90-015(4) as amended.

## SECTION 317.

**21A.06.1385 Water dependent use.** Water dependent use: a land use which can only exist when the interface between wet meadows, grazed land and water provides the biological or physical conditions necessary for the use.

**SECTION 318.**

**21A.06.1390 Wet meadows, grazed.** Wet meadows, grazed: palustrine emergent wetlands typically having up to six inches of standing water during the wet season and dominated under normal conditions by meadow emergents such as reed canary grass, spike rushes, bulrushes, sedges and rushes. During the growing season, the soil is often saturated but not covered with water. These meadows have been frequently used for livestock activities.

**SECTION 319.**

**21A.06.1395 Wetland edge.** Wetland edge: the line delineating the outer edge of a wetland established by using the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, January 10, 1989, jointly published by the U.S. Environmental Protection Agency, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers and the U.S. Soil Conservation Service.

**SECTION 320.**

**21A.06.1400 Wetland, forested.** Wetland, forested: a wetland which is characterized by woody vegetation at least 20 feet tall.

**SECTION 321.**

**21A.06.1405 Wetland functions.** Wetland functions: natural processes performed by wetlands including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species, maintaining the availability and quality of water, acting as recharge and discharge areas for groundwater aquifers and moderating surface and storm water flows, as well as performing other functions including, but not limited to, those set forth in 33 CFR 320.4(b)(2), 1988.

**SECTION 322.**

**21A.06.1410 Wetland, isolated.** Wetland, isolated: a wetland which has a total size less than 2500 square feet excluding buffers, which is hydrological isolated from other wetlands or streams and which does not have permanent open water.

**SECTION 323.**

**21A.06.1415 Wetlands.** Wetlands: those areas in King County which are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Where the vegetation has been removed or substantially altered, a wetland shall be determined by the presence or evidence of hydric or organic soil, as well as by other documentation, such as aerial photographs, of the previous existence of wetland vegetation. When the areas of any wetlands are hydrologically connected to each other, they shall be added together to determine which of the following categories of wetlands apply:

A. Class 1 wetlands, only including wetlands assigned the Unique/Outstanding #1 rating in the 1983 King County Wetlands Inventory or which meet any of the following criteria:

1. are wetlands which have present species listed by the federal or state government as endangered or threatened or outstanding actual habitat for those species;
2. are wetlands which have 40% to 60% permanent open water in dispersed patches with two or more classes of vegetation;
3. are wetlands equal to or greater than ten acres in size and have three or more wetland classes, one of which is open water; or
4. are wetlands which have present plant associations of infrequent occurrence;

B. Class 2 wetlands, only including wetlands assigned the Significant #2 rating in the 1983 King County Wetlands Inventory or which meet any of the following criteria:

1. are wetlands greater than one acre in size;
2. are wetlands equal to or less than one acre in size and have three or more wetland classes;
3. are forested wetlands equal to or less than one acre but larger than 2500 square feet; or
4. are wetlands which have present heron rookeries or raptor nesting trees; and

C. Class 3 wetlands, only including wetlands assigned the Lesser Concern #3 rating in the 1983 King County Wetlands Inventory or which are wetlands equal to or less than one acre in size and have two or fewer wetland classes.

**SECTION 324.**

**21A.06.1420 Wetpond.** Wetpond: an artificial water body constructed as a part of a surface water management system.

**SECTION 325.**

**21A.06.1425 Wildlife shelter.** Wildlife shelter: A facility for the temporary housing of sick, wounded or displaced wildlife.

**SECTION 326.**

**21A.06.1430 Work release facility.** Work release facility: a facility which allows the opportunity for convicted persons to be employed outside of the facility, but requires confinement within the facility when not in the place of employment.

**SECTION 327.**

**21A.06.1435 Yard waste processing facility.** Yard waste processing facility: a site where yard and garden wastes, including wood and landclearing debris, are processed into new products such as soil amendments and wood chips.

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## CHAPTER 21A.08 PERMITTED USES

## SECTIONS:

21A.08.010	Establishment of uses
21A.08.020	Interpretation of land use tables
21A.08.030	Residential land uses
21A.08.040	Recreation/Cultural land uses
21A.08.050	General Services land uses
21A.08.060	Government/Business Service land uses
21A.08.070	Retail/Wholesale land uses
21A.08.080	Manufacturing land uses
21A.08.090	Resource land uses
21A.08.100	Regional land uses

SECTION 328.

**21A.08.010 Establishment of uses.** The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding sixty days. A use which will operate for less than sixty days is considered a temporary use, and subject to the requirements of K.C.C. 21A.32 of this title. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in unincorporated King County.

SECTION 329.

**21A.08.020 Interpretation of land use tables.** A. The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal row of these tables.

B. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

C. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

D. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

E. If the letter "S" appears in the box at the intersection of the column and the row, the regional use is permitted subject to the special use permit review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

F. If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.

G. If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.

H. All applicable requirements shall govern a use whether or not they are cross-referenced in a section.

SECTION 330.

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K.C.C. 21A.08.030  
**A. RESIDENTIAL**  
**LAND USES**

**KEY**  
 P-Permitted Use  
 C-Conditional Use  
 S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N I N D E N T I A L	N B E U I S G I H N B E O R S H O O D	C B O U M S M I N U N E I S T S Y	R B E U G S I O N E A S L S	O F F I C E	I N D U S T R I A L	

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	<b>DWELLING UNITS, TYPES:</b>												
*	Single detached	P	P2		P	P	P	P					
*	Townhouse						P12 C	P	P3	P3	P3	P3	
*	Apartment				C4	C4	P5 C4	P	P3	P3	P3	P3	
*	Mobile home park						C8	P					
*	Senior citizen assisted					P4	P4	P	P3	P3	P3	P3	
	<b>GROUP RESIDENCES:</b>												
*	Community residential facility-I				C	C	C	P	P3	P3	P3	P3	
*	Community residential facility-II							P	P3	P3	P3	P3	
*	Dormitory				C6	C6	C6	P					
	<b>ACCESSORY USES:</b>												
*	Residential accessory uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7	
*	Home occupation	P	P		P	P	P	P	P	P	P	P	
*	Home industry	C			C	C	C						
	<b>TEMPORARY LODGING:</b>												
7011	Hotel/Motel (1)									P	P	P	
*	Bed and breakfast guesthouse	P9 C10			P10	P10	P10	P10	P10	P11	P11		
7041	Organization Hotel/Lodging houses											P	

**GENERAL CROSS REFERENCES:** Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
 Development Standards, see K.C.C. 21A.12 through 21A.30  
 General Provisions, see K.C.C. 21A.32 through 21A.3  
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
 (\*)Definition of this specific Land Use, see K.C.C. 21A.06

21A.08.030 B. DEVELOPMENT CONDITIONS.

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1. Except bed and breakfast guesthouses.
2. The use shall be limited as follows:
  - a. Prior to issuance of any residential building permit, the property owner shall sign an affidavit acknowledging the following declaratory statement and shall record it in the deed and mortgage records for the subject property: "The subject property is located in an area designated by King County for forestry and other compatible uses. Noise, dust, smoke and odors result from the harvesting, planting, fertilization and pest control associated with usual and normal forest or resource management practices, and, as such, these normal and usual forestry practices, when performed in accordance with county, state and federal law, shall not be subject to legal action as public nuisances"; and
  - b. A fire protection plan for the subject property shall be reviewed and approved by the Washington Department of Natural Resources with the concurrence of the fire marshal for each residential use. This plan shall be developed in such a manner as to protect the adjoining forestry uses from a fire which may originate from the residential use. This plan shall provide for setbacks from existing forestry uses and maintenance of approved fire trails or other effective fire line buffers on perimeters with forest land.
3. Only as part of a mixed use development subject to the conditions of K.C.C. 21A.14.
4. Only in a building listed on the National Register as an historic site or designated as a King County landmark subject to the provisions of K.C.C. 21A.32.
5. Only subject to the residential density incentive provisions of K.C.C. 21A.34.
6. Only as an accessory to a school, college/university or church.
7. a. Accessory dwelling units:
  - (1) Only one accessory dwelling per lot;
  - (2) Only in the same building as the principal residence unless the lot is at least 10,000 square feet in area and the allowable density of the zone is not exceeded;
  - (3) The primary residence or the accessory dwelling unit shall be owner occupied;
  - (4) The accessory dwelling unit shall not be larger than 50% of the living area of the primary residence;
  - (5) One additional off-street parking space is provided; and
  - (6) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied.b. One single or twin engine, noncommercial aircraft shall be permitted only on lots which abut, or have a legal access which is not a county right-of-way, to a waterbody or landing field, provided:
  - (1) No aircraft sales, service, repair, charter or rental;
  - (2) No storage of aviation fuel except that contained in the tank or tanks of the aircraft; and
  - (3) Storage hangars shall not exceed 20 feet in height above average finished grade or have a gross area exceeding 3,000 square feet.
8. Mobile home parks shall not be permitted in the R-1 zones.
9. Only as an accessory to the permanent residence of the operator, provided:
  - a. Serving meals to paying guests shall be limited to breakfast; and
  - b. No more than 5 guests per night.
10. Only as an accessory to the permanent residence of the operator, provided:
  - a. Serving meals to paying guests shall be limited to breakfast; and
  - b. The number of persons accommodated per night shall not exceed five, except that a structure which satisfies the standards of the Uniform Building Code as adapted by King County for R-1 occupancies may accommodate up to ten persons per night.
11. Only when part of a mixed use development, and subject to the conditions of 21A.08.030B(10).
12. A conditional use permit is not required for townhouse units on lots in a subdivision designed for townhouse units.

**SECTION 331.**

K.C.C. 21A.08.040

**A.RECREATION/CULTURAL  
LAND USES**

**KEY**

P-Permitted Use  
C-Conditional Use  
S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B S E R V E	U R B A N	R E S I D E N T I A L	N B E U G I H B O S R S	C B O U M S M I N E S T S Y	R B E U G I N E S A L S	O F F I C E	I N D U S T R I A L

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
<b>PARK/RECREATION:</b>													
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds		P		P	P							P
*	Destination Resorts		S		S	C					C		
*	Marina		C3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park				C2	C							
*	Ski Area		S		S								
<b>AMUSEMENT/ENTERTAINMENT:</b>													
7832	Theater									P6	P6	P6	
7833	Theater, Drive-in										C6		
792	Plays/Theatrical production									P6	P6		P
793	Bowling center									P	P		P
*	Sports club				C4	C4	C4	C4	C	P	P		
*	Golf facility				C7	P7	P7	P7					
7999	Golf driving range				C8	P8	P8	P8		P7	P7		
*	Shooting range		C9		C9							C10	P10
*	Amusement arcades									P	P		
996	Amusement park											C	
*	Outdoor performance center		C12 S		C12 S							S	
<b>CULTURAL:</b>													
823	Library				P11 C	P11 C	P11 C	P11 C	P	P	P	P	
841	Museum				P11 C	P11 C	P11 C	P11 C	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P11 C	P11 C	P11 C	P11 C	P		P	P	

**GENERAL CROSS REFERENCES:**

Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
 Development Standards, see K.C.C. 21A.12 through 21A.30  
 General Provisions, see K.C.C. 21A.32 through 21A.38  
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
 (\*)Definition of this specific Land Use, see K.C.C. 21A.06



## 21A.08.040 B. DEVELOPMENT CONDITIONS.

1. The following conditions and limitations shall apply, where appropriate:
  - a. No stadiums on sites less than ten acres;
  - b. Lighting for structures and fields shall be directed away from residential areas;
  - c. Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones; and
  - d. Facilities in the F, A, or M zones shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities.
2. Recreational vehicle parks are subject to the following conditions and limitations:
  - a. The maximum length of stay of any unit shall not exceed 180 days;
  - b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and
  - c. Sewage shall be disposed in a system approved by the Seattle-King County health department.
3. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available prior to date of application.
4. Limited to recreation facilities for residents of a specified residential development.
5. Limited to day moorage.
6. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, or school licensed daycare centers, public parks, community centers, public libraries or churches which conduct religious or educational classes for minors.
7. Structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.
8. Only as an accessory to golf courses.
9.
  - a. Structures and ranges shall maintain a minimum distance of 50 feet from property lines adjoining residential zones;
  - b. Ranges shall be designed to prevent stray or ricocheting projectiles or pellets from leaving the property; and
  - c. Site plans shall include safety features of the range; provisions for reducing noise produced on the firing line; and elevations of the range showing target area, backdrops or butts.
10. Only in an enclosed building.
11. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to the provisions of K.C.C. 21A.32.
12. Only as accessory to a nonresidential use established through a discretionary permit process, and provided further that the scale is limited to ensure compatibility with surrounding neighborhoods.

SECTION 332.

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K.C.C. 21A.08.050  
A. GENERAL SERVICES  
LAND USES

KEY  
P-Permitted Use  
C-Conditional Use  
S-Special Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A	F	M	R	U	R	R	N	C	R	O	I
	AGRICULTURE	FOREST	MINERAL	URBAN	URBAN ANNUAL	RESIDENTIAL ANNUAL	RESIDENTIAL SINGLE-FAMILY	NEUBUSGIBENORS	COMMUNIST	REUGS	OFFICE	INDUSTRIAL
SIC#	SPECIFIC LAND USE			RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	<b>PERSONAL SERVICES:</b>											
72	General Personal Service					C 26	C 26	P	P	P	P3	P3
7216	Drycleaning plants											P
7218	Industrial Launderers											P
7261	Funeral Home/Crematory				C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum			P25 C5	P25 C5	P25 C5	P25 C5	P25	P25	P25	P25	
*	Day care I			P6	P6	P6	P6	P	P	P	P7	P7
*	Day care II			P8	P8	P8	P8	P	P	P	P8	P8
074	Veterinary Clinic			P9 C10	P9 C10			P10	P10	P10		P
753	Automotive repair (1)								P	P		P
754	Automotive service							P11	P	P		P
76	Miscellaneous repair								P	P		P
866	Churches, synagogue, temple			P12 C	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)			P12 C13	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable			P14 C	P14 C	P14 C	P14 C					
*	Kennel or Cattery				C	C			C	P		
	<b>HEALTH SERVICES:</b>											
801-04	Office/Outpatient Clinic			P12 C13	P12 C13	P12 C13	P12 C13	P	P	P	P	P
805	Nursing and personal care facilities						C		P	P		
806	Hospital					C13	C13		P	P	C	
807	Medical/Dental Lab								P	P	P	P
808-09	Miscellaneous Health								P	P	P	
	<b>EDUCATION SERVICES:</b>											
*	Elementary or Middle/Junior High School			P16 C15	P	P	P					
*	Secondary or High School			P16 C15	P27 C	P27 C	P27 C		C	C		
*	Vocational School			P13 C	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School			P18	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility			C 24	P 24 C	P 24 C	P 24 C	C	P	P	P	P
*	Interim Recycling Facility			P 21	P21	P21	P 22	P 22	P 23	P 23	P	P

GENERAL CROSS REFERENCES:

Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070  
 Development Standards, see K.C.C. 21A.12 through 21A.30  
 General Provisions, see K.C.C. 21A.32 through 21A.38  
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44  
 (\*)Definition of this specific Land Use, see K.C.C. 21A.06

## 21A.08.050 B. DEVELOPMENT CONDITIONS.

1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.
2. Except SIC Industry Group Nos.:
  - a. 835-Day Care Services, and
  - b. 836-Residential Care, which is otherwise provided for on the residential permitted land use table.
3. Limited to SIC Industry Group and Industry Nos.:
  - a. 723-Beauty Shops;
  - b. 724-Barber Shops;
  - c. 725-Shoe Repair Shops and Shoeshine Parlors;
  - d. 7212-Garment Pressing and Agents for Laundries and Drycleaners;
  - e. 7217-Carpet and Upholstery Cleaning.
4. Only as an accessory to a cemetery.
5. Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
6. Only as an accessory to residential use, provided:
  - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
  - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.
7. Permitted as an accessory use, see commercial/industrial accessory, K.C.C. 21A.08.060A.
8. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32, or an accessory use to a school or church, provided:
  - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
  - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
  - c. Direct access to a developed arterial street shall be required in any residential zone; and
  - d. Hours of operation may be restricted to assure compatibility with surrounding development.
9. As a home occupation only, provided that the square footage limitations in K.C.C. 21A.30 for home occupations applies only to the office space for the clinic, and provided further that:
  - a. Boarding or overnight stay of animals is allowed only on sites of 5 acres or more;
  - b. No burning of refuse or dead animals is allowed;
  - c. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
  - d. The provisions of 21A.30 relative to animal keeping are met.
10. a. No burning of refuse or dead animals is allowed;
  - b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surface with concrete or other impervious material; and
  - c. The provisions of 21A.30 relative to animal keeping are met.
11. Only as an accessory to a gasoline service station, see retail and wholesale permitted use table.
12. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32.
13. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.
14. Covered riding arenas are subject to the provisions of 21A.30.030 and shall not exceed 20,000 square feet provided that; stabling areas, whether attached or detached, shall not be counted in this calculation.
15. Limited to projects which do not require or result in an expansion of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.
16. a. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32. An expansion of such school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.
  - b. Expansion of elementary or middle school facilities in rural zones by the addition of relocatable facilities on existing school sites is a permitted use.
  - c. Relocatable facilities sited at high schools or secondary schools are a permitted use.

- d. The renovation, expansion, modernization, and/or reconstruction of existing high schools or secondary schools is a permitted use.
- e. The renovation, expansion, modernization, and/or reconstruction of existing elementary or middle/junior high schools is a permitted use.
- 17. All instruction must be within an enclosed structure.
- 18. Limited to resource management education programs.
- 19. Only as an accessory to residential use, provided:
  - a. Students are limited to twelve per one hour session,
  - b. All instruction must be within an enclosed structure, and
  - c. Structures used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.
- 20. Subject to the following:
  - a. Structures used for the school and accessory uses shall maintain a minimum distance of 25 feet from property lines adjoining residential zones; and
  - b. On lots over 2.5 acres:
    - i. Retail sales of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to 2,000 square feet;
    - ii. Sales of food prepared in the instructional courses is permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school.
    - iii. Other incidental student-supporting uses are allowed, provided such uses are found to be both compatible with and incidental to the principal use.
- 21. Limited to source-separated organic waste processing facilities.
- 22. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
- 23. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.
- 24. Only when adjacent to an existing or proposed school.
- 25. Limited to columbariums accessory to a church provided that required landscaping and parking are not reduced.
- 26. Not permitted in R-1 and limited to a maximum of 5,000 square feet per establishment and subject to the additional requirements in K.C.C. 21A.12 .230.
- 27. New high schools shall be permitted in urban residential and urban reserve zones subject to the special development standards set forth below.
  - a. New high schools sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards.
  - b. The impacts of traffic on the neighborhood shall be addressed pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, and/or through the payment of road impact fees.
  - c. The District shall comply with the requirements and procedures for determining parking spaces set forth in K.C.C. chapter 21A.18 governing parking and circulation.
  - d. Parking areas shall be permitted within the required setback areas from the property lines, provided such parking areas are located outside of the required landscape area. The required setbacks for the purposes of determining the parking areas and the height limits are as follows:
    - 1. Minimum street setbacks:
      - a. 30 feet in the UR and R-1 zones.
      - b. 10 feet in the R-4 to R-48 zones.
    - 2. Minimum interior setbacks:
      - a. 10 feet in the UR and R-1 zones.
      - b. 5 feet in the R-4 to R-48 zones.
  - e. The base height of the building shall be as follows:
    - 1. 35 feet in the UR zone and in the R-1 through R-8 zones.
    - 2. 60 feet in R-12 to R-24 zones.
    - 3. 80 feet in the R-48 zone.
  - f. Height limits may be increased when portions of the structure which exceed the base height limit provide one additional foot of street setback and one additional foot of interior setback for each additional foot above the base height limit. The street setbacks and interior setbacks for determining increases in height limits are set forth in subsection d.
  - g. Building coverage shall not exceed:
    - 1. Forty percent of the site in the UR zone.
    - 2. Fifty percent of the site in the R-1 through R-6 zones.
    - 3. Sixty percent of the site in the R-8 through R-48 zones

- h. Impervious surface coverage shall not exceed:
1. Sixty percent of the site in the UR zones.
  2. Seventy percent of the site in the R-1 through R-6 zones.
  3. Eighty percent of the site in the R-8 through R-48 zones.
- i. Buildings and structures shall not be closer than 30 feet to any property line, except for fences and backstops for ballfields which may be located within the 30 feet setback and except as provided in subsection j.
- j. Single detached dwelling allowed as accessory to a school may be setback 10 feet from the property line.
- k. The District shall provide for the necessary utilities, including the extension of sewer and water lines as may be required.
- l. The District shall hold a public hearing on the request for a building permit on the proposed high school and may merge the public hearing for environmental review with this hearing. The hearing may be conducted by the Board of Directors, or where authorized by board policy, by a hearing examiner appointed by the School Board. The District shall provide notice of the hearing as follows:
1. by posting the property;
  2. by publishing in a newspaper of general circulation in the general area where the proposed high school is located;
  3. by sending notices by first class mail to owners of property in an area within 500 feet of the proposed high school, provided such area shall be expanded as necessary to send mailed notices to at least 20 different property owners; and
  4. by sending notices to other residents of the District that have requested notice.
- m. At a regularly scheduled or special Board meeting, the Board of Directors shall adopt findings of compliance with the development standards set forth in this section and/or adopt proposed actions necessary to reach compliance. Where a hearing examiner has been appointed, the Board of Directors shall review and adopt or reject the hearing examiner's proposed findings and/or proposed actions. The board may include in the record any information supporting its findings or any information from prior public meetings held on the same general subject at the discretion of the Board.
- n. Copies of the findings and/or the proposed actions shall be mailed to all parties of record and to the County. "A party of record" is a person or group that testified at the public hearing or the County.
- o. Any aggrieved party of record may request the Board of Directors to reconsider the findings within 20 calendar days of its adoption. An aggrieved party requesting reconsideration shall submit written evidence challenging the findings or otherwise specifically identify reasons why the District has failed to reasonably comply with the development standards set forth in this section. Within 30 calendar days after a request for reconsideration has been filed with the District, the Board of Directors may reconsider and revise the findings and/or proposed actions, or may decline to reconsider. Failure to act, or to initiate the process for reconsideration by notifying the aggrieved party of record of intent to reconsider, within the 30-day period shall be deemed to constitute a decision not to reconsider.
- p. the Board's final findings shall be attached to the District's building permit application, and such findings shall be deemed to constitute binding evidence of compliance with the development standards set forth in this section.