

October 19, 1993

Introduced by: Barden

Proposed No.: 93-740

ORDINANCE NO. **11156**

AN ORDINANCE relating to zoning, providing for the establishment of facilities for collection and initial processing of solid waste recyclables; amending Ordinance 3594, Section 3, and K.C.C. 21.22.020; Ordinance 7636, Section 2, and K.C.C. 21.23.020; Resolution 25789, Section 1301, and K.C.C. 21.26.020; Resolution 25789, Section 1302, and K.C.C. 21.26.030; Ordinance 5138, Section 4, and K.C.C. 21.27.040; Ordinance 5138, Section 5, and K.C.C. 21.27.050; Resolution 25789, Section 1401, and K.C.C. 21.28.020; Resolution 25789, Section 1402, and K.C.C. 21.28.030; Ordinance 3293, Section 4, and K.C.C. 21.30.040; and amending Ordinance 7675, Section 3, and K.C.C. 21.37.030; and adding new sections to K.C.C. 21.04.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. There is added to K.C.C. 21.04 a new section to read as follows:

Drop box facility. "Drop box facility" means a facility used for receiving solid waste and recyclables 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 recyclables.

NEW SECTION. SECTION 2. There is added to K.C.C. 21.04 a new section to read as follows:

Interim recycling facility. "Interim recycling facility" means a site or establishment engaged in the 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;
- C. Collection, separation, and shipment of glass, metal, paper, or other recyclables.

1 NEW SECTION. SECTION 3. There is added to K.C.C. 21.04 a
2 new section to read as follows:

3 Yard waste processing facility. "Yard waste processing
4 facility" means a site where yard and garden wastes, including
5 wood and landclearing debris, are processed into new products
6 such as soil amendments and wood chips.

7 SECTION 4. Ordinance 3594, Section 3 and K.C.C. 21.22.030
8 are each hereby amended to read as follows:

9 Permitted Uses - Nonagricultural. In an A zone, the
10 following nonagricultural and conditional uses only are
11 permitted and as hereinafter specifically provided and allowed
12 by this chapter, if located on a legal lot, subject to the
13 off-street parking requirements, loading and unloading
14 requirements, landscaping requirements, the general provisions
15 and exceptions set forth in this title beginning with Chapter
16 21.46, and subject to the provisions of the King County
17 shoreline management master program where applicable:

18 A. A one-family dwelling and accessory buildings and
19 uses; provided, that if the dwelling is factory-built housing
20 or a mobile home, it must be certified by the State of
21 Washington, and if the dwelling is a mobile home, it must also
22 meet on-site requirements contained in K.C.C. 21.09;

23 B. Housing facilities to accommodate agricultural
24 employees and their families employed by the owner of the
25 premises; provided such facilities are permitted only on
26 holdings containing ten acres or more; and provided further,
27 that such housing facilities shall be considered accessory to
28 the main dwelling but shall conform to the provisions of this
29 classification pertaining to required yards and open spaces for
30 dwellings;

31 C. Marketing of agricultural and dairy products raised on
32 the premises; provided only one stand shall be permitted on the
33 premises and such stand shall not contain more than five
34 hundred square feet of floor area and shall not be located in
35 any required yard or open space on the premises;

1 D. Public utility facilities such as telephone exchanges,
2 sewage or water pumping stations, electrical distribution
3 substations, water storage reservoirs or tanks necessary for
4 the distribution and transmission of services for the area
5 including accessory microwave transmission facilities and
6 towers;

7 E. Schools and churches;

8 F. Recreational facilities, community noncommercial,
9 including clubhouse facilities, shall be permitted as
10 conditional uses, provided:

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

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

17 3. The site shall be located upon or have adequate
18 access to a secondary arterial;

19 G. Signs as follows:

20 1. One single-faced unlighted identification sign not
21 exceeding twelve square feet in area; provided, such sign shall
22 not be located in any required yard or open space on the
23 premises,

24 2. One unlighted double-faced sign, not exceeding six
25 square feet of area per face, pertaining only to the sale,
26 lease or hire of only the particular building, property or
27 premises upon which displayed;

28 H. Unclassified uses as provided in Chapter 21.44,
29 consistent with the purpose of this chapter as stated in
30 Section 21.22.010, and excluding airports and heliports;

31 I. Plants for processing agricultural and dairy products,
32 and retail sales of feed, seed, fertilizers, fencing materials,
33 apparel, or such other supplies that are directly related to
34 the agricultural production, and specifically excluding powered
35 equipment and related implements, trailers and related

1 implements; and all uses are subject to the issuance of a
2 conditional use permit; provided the following minimum
3 conditions are conformed to:

4 1. The number of employees involved and the physical
5 scale is such that there is no substantial traffic involved and
6 the building intensity and character is consistent with the
7 surroundings,

8 2. There are adequate facilities provided to handle
9 sewage and water needs and the processes do not violate air or
10 water pollution standards,

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

16 J. Home occupations; provided the home occupation:

17 1. Is carried on exclusively by a member or members of
18 a family residing in the main dwelling unit on the premises,

19 2. Is clearly incidental and secondary to the use of
20 the property for agricultural purposes,

21 3. Has no display or sign not already permitted in the
22 zone.

23 4. Has no outside storage nor other exterior indication
24 of the home occupation or variation from character of the area,

25 5. Does not require truck delivery or pickup, nor the
26 installation of heavy equipment, large power tools or power
27 sources not common to an agricultural area,

28 6. Does not create a level of noise vibration, smoke,
29 dust, odors, heat or glare beyond that which is common to an
30 agricultural area,

31 7. Does not create a level of parking demand beyond
32 that which is normal to an agricultural area, and

33 8. All sales shall be an incidental use.

34 K. Communication facility subject to K.C.C. 21.80.020 -
35 21.80.190(+) ; and

L. Interim recycling facility limited to:

1. Drop box facilities located on and operated in conjunction with a public facility such as a school or fire station, or

2. Source-separated organic waste processing.

SECTION 5. Ordinance 7636, Section 2 and K.C.C. 21.23.020 are each hereby amended to read as follows:

Permitted uses. In an A-10 or A-35 zone, the following uses only are permitted:

A. Growing and harvesting agricultural crops, as well as the structures necessary for these activities, which includes structures for propagation, equipment, supplies and storage;

B. Keeping and raising of livestock and small animals, including all kinds of stables regardless of size but, not including commercial kennels;

C. Processing of agricultural products, provided the products are raised on-site;

D. Marketing of agricultural products raised on the premises, provided that the square footage for a farm stand not including storage areas shall not exceed five hundred square feet of floor area, and customer parking is provided on-site;

E. Housing for one family and accessory buildings and uses as enumerated in K.C.C. 21.08.030;

F. Accessory housing in separate structures to accommodate agricultural workers and their families employed on the premises, provided:

1. Such facilities are only permitted on holdings containing ten acres or more;

2. These housing facilities shall not be rented or leased to the public at large;

3. The sewage disposal and water supply are approved by the department of public health;

4. These housing facilities are accessory to the main dwelling and cannot be subdivided and made into a primary dwelling;

1 5. Only one accessory dwelling unit is permitted on
2 parcels between ten and twenty acres in size. Two accessory
3 dwelling units are permitted on parcels in excess of twenty
4 acres;

5 G. Home occupations, provided;

6 1. The home occupation is clearly incidental and
7 secondary to the use of property for agricultural purposes;

8 2. The home occupation has no display or sign not
9 already permitted in the zone;

10 3. The home occupation has no outside storage nor other
11 exterior indication of the home occupation or variation from
12 character of the area;

13 4. The home occupation does not require the
14 installation of heavy equipment, large power tools or power
15 sources not common to an agricultural area;

16 5. The home occupation does not create a level of noise
17 vibration, smoke, dust, odors, heat or glare beyond that which
18 is common to an agricultural area;

19 6. The home occupation does not create a level of
20 parking demand beyond that which is normal to an agricultural
21 area;

22 7. On-site sales shall be incidental to the main
23 purpose of the home occupation;

24 8. The home occupation does not involve the use of any
25 type of hazardous materials for which the Uniform Fire Code
26 would require the issuance of a permit;

27 9. Any required sewer or water permits are obtained
28 from Seattle-King County department of public health.

29 10. Occasional and temporary employees may be permitted
30 by an administrative conditional use permit issued for a
31 cottage industry.

32 H. Agricultural research farms.

33 I. Communication facility subject to K.C.C. 21.80.020 -
34 21.80.190((-)); and

1 J. Interim recycling facility limited to:

2 1. Drop box facilities located on and operated in
3 conjunction with a public facility such as a school or fire
4 station, or

5 2. Source-separated organic waste processing.

6 SECTION 6. Resolution 25789, Section 1301 and K.C.C.
7 21.26.020 are each hereby amended to read as follows:

8 Permitted uses. Any of the following types of uses which
9 can meet the following standards are permitted and allowed by
10 this classification, subject to the limitations set forth
11 herein provided that the operation of an adult use
12 establishment shall be prohibited:

13 A. Any on-premises retail enterprise dispensing food or
14 commodities (but not including automobiles, boats, trailers and
15 heavy-duty equipment) and which may involve only incidental and
16 limited fabrication or assembly of commodities;

17 B. Business offices and any type of use rendering
18 professional services or personal services to the individual,
19 provided:

20 1. The service does not involve keeping the person
21 receiving the service overnight on the premises,

22 2. The service does not include selling alcoholic
23 beverages for on-premises consumption unless accessory to
24 restaurant,

25 3. The service does not involve in whole or in part the
26 providing of recreation, recreational facilities or
27 entertainment other than moorage for private pleasure craft,

28 4. The professional service does not include kennels;

29 C. Any public utility installation relating directly to
30 local distribution of services including switching and
31 transmission stations but not including warehouses, service
32 yards or the like unless otherwise permitted by this title;

33 D. Public off-street parking facilities, whether publicly
34 or privately owned and operated, provided any area so used

1 shall not be used for a vehicle, trailer or boat sales area or
2 for the accessory storage of such vehicles;

3 E. Churches;

4 F. Public office buildings, art galleries, museums,
5 libraries, police and fire stations;

6 G. Neighborhood scale mixed use business-residential uses
7 subject to a conditional use permit, and subject to the
8 provisions and conditions governing mixed use developments in
9 the BR-N zone;

10 H. Specialized instruction schools;

11 I. Small animal hospitals or clinics, provided:

12 1. The incidental boarding of animals under treatment
13 only is allowed,

14 2. The portion of the building in which the animals are
15 treated or boarded is sound-proofed, and

16 3. There will be no burning of refuse or dead animals
17 on the premises.

18 J. Communication facility, subject to K.C.C. 21.80.020 -
19 21.80.190((+)); and

20 K. Interim recycling facility provided that, with the
21 exception of collection and temporary storage of recyclable
22 materials at drop box facilities, all processing and storage of
23 materials shall be within enclosed buildings and further
24 provided that yard waste processing is not permitted.

25 SECTION 7. Resolution 25789, Section 1302 and K.C.C.
26 21.26.030 are each hereby amended to read as follows:
27 Limitations on uses. Every use locating in a B-N zone shall be
28 subject to the following further conditions and limitations:

29 A. All uses shall conform to the general provisions and
30 exceptions, off-street parking requirements and loading area
31 requirements, and landscaping requirements set forth beginning
32 with Chapter 21.46 and all parking lots, parking areas and
33 loading areas shall be surfaced, screened, developed and
34 maintained as required by Chapter 16.74 of this code;

1 B. All uses shall be conducted wholly within an entirely
2 enclosed building except:

- 3 1. Automobile service stations,
4 2. Public utility installations,
5 3. Growing stock in connection with horticultural
6 nurseries, whether the stock is in open ground, pots or
7 containers,
8 4. Moorages for private pleasure craft,
9 5. Parking and loading areas,
10 6. Public off-street parking lots,
11 7. Automatic car wash,
12 8. Self-operated car wash, and
13 9. Drop box facility.

14 C. Any areas used as set forth in subsection B of this
15 section, except horticultural nurseries, moorages and public
16 utility installations, shall be improved and maintained as
17 required for off-street parking areas in Chapter 16.74;

18 D. In the case of automobile service stations, the
19 leading edge of the pump islands shall not be closer than
20 fifteen feet to any street property line;

21 E. All products made incident to a permitted use which
22 are manufactured, processed or treated on the premises shall be
23 sold on the premises only and at retail only, and not more than
24 three persons may be employed in the manufacturing, processing
25 or treatment of products, except that this limitation shall not
26 apply to restaurants,

27 F. Any repairing done on the premises shall be incidental
28 only and limited to custom repairing of the types of
29 merchandise sold on the premises at retail; the floor area
30 devoted to such repairing shall not exceed twenty percent of
31 the total floor area occupied by the particular enterprise of
32 which it is a part, except that the limitations of this
33 paragraph shall not apply to shoe, radio, television or other
34 small household appliance repair service;

1 G. No used or secondhand articles, materials, or
2 equipment unless accessory to the primary activity may be sold,
3 offered for sale, or stored on the premises except paintings,
4 objects of art or antiques as defined in this title;

5 H. Storage shall be limited to accessory storage of
6 commodities sold at retail on the premises or materials used in
7 the limited fabrication of commodities sold at retail on the
8 premises;

9 I. All operations conducted on the premises shall not be
10 objectionable beyond the property boundary lines by reason of
11 lighting, noise, steam, odor, fumes, gases, smoke, vibration,
12 hazard or other causes, and any use which produces odor, fumes
13 (toxic or nontoxic), gases, airborne solids or other
14 atmospheric contaminants shall be allowed to locate only if
15 conforming in every respect to the rules and regulations
16 established by an applicable and qualified public agency;

17 J. No dwelling units, whether single-family, two-family
18 or multiples are permitted in the B-N zone, except as allowed
19 in connection with a church or except a dwelling unit for a
20 caretaker or resident owner of a permitted use, or except as
21 allowed in conjunction with a neighborhood scale mixed use
22 business-residential use as set forth in K.C.C. 21.26.020;

23 K. Only the following signs are permitted, subject to the
24 following limitations:

25 1. No blinking or flashing signs are permitted;
26 2. One single-faced identification sign not exceeding
27 twelve square feet in area for the identification of the
28 premises;

29 3. One sign not exceeding fifty square feet of area
30 which sign shall be used exclusively to advertise a business
31 conducted, services rendered or goods sold upon the premises,
32 or
33 any other lawful activity conducted upon such premises,
34 provided signs flush mounted or painted on the face of a

1 building that do not extend above or beyond said face shall not
2 be limited as to area;

3 4. One unlighted double-faced sign not exceeding twelve
4 square feet or area per face pertaining only to the rental,
5 lease or sale of the premises upon which it is displayed.

6 L. In the case of automatic car washes and self-operated
7 car washes, the facility must be served by sanitary sewers.

8 SECTION 8. Ordinance 5138, Section 4 and K.C.C. 21.27.040
9 are each hereby amended to read as follows:

10 Permitted uses - Commercial and nonresidential. The
11 following commercial and nonresidential uses are permitted in
12 the BR-N zone, subject to the off-street parking and
13 landscaping requirements and other general provisions and
14 exceptions as set forth in this title beginning with Chapter
15 21.46, except where modified by this chapter provided, that the
16 operation of an adult use establishment shall be prohibited:

17 A. Retail sales of food and commodities, which involve
18 only incidental and limited fabrication and assembly, and
19 excluding auto service stations, repair or sale of heavy
20 equipment, boats, tires and motor vehicles, sale of alcohol for
21 on-premises consumption except in a restaurant with a Class A
22 or Class C license from the Washington State Liquor Board, sale
23 of gasoline or other fuels, theaters, playhouses and other
24 recreation or entertainment uses, and carwashes;

25 B. Business offices and any type of use rendering
26 professional or personal services to individuals, such as real
27 estate or insurance brokerages, consultants, medical or dental
28 clinics and repair of jewelry, eyeglasses, clothing, household
29 appliances and tools, and excluding vehicle or tool rentals,
30 public parking lots, on-premises recreation or entertainment,
31 pet sales and veterinary clinics;

32 C. Public utilities, subject to the provisions of Section
33 21.08.070;

1 D. Publicly owned off-street parking facilities less than
2 two acres in size located on any island surrounded by
3 saltwater.

4 E. Communication facility, subject to K.C.C. 21.80.020 -
5 21.80.190((+)); and

6 F. Interim recycling facility provided that, with the
7 exception of collection and temporary storage of recyclable
8 materials at drop box facilities, all processing and storage of
9 materials shall be within enclosed buildings and further
10 provided that yard waste processing is not permitted.

11 SECTION 9. Ordinance 5138, Section 5 and K.C.C. 21.27.050
12 are each hereby amended to read as follows:

13 Limitations on use. Every use locating in the BR-N zone
14 shall be subject to the following further conditions and
15 limitations:

16 A. Residential uses are not permitted as separate
17 projects, they must be developed in combination with commercial
18 uses;

19 B. Retail business and office uses shall occupy the
20 floors below any residential portion of mixed use development
21 in order to preserve quiet and privacy for the residents above;

22 C. Residential uses in any neighborhood mixed use
23 development shall not occupy the ground floor;

24 D. In order to provide direct pedestrian access, all
25 commercial uses must front directly on an adjacent sidewalk, or
26 on a front or side yard from which motor vehicles are excluded;

27 E. Any commercial use in a neighborhood mixed use
28 development must have characteristics and impacts similar to
29 those listed in Section 21.27.040, in order to be compatible
30 with a desirable residential living environment. It is not
31 possible to enumerate all permissible potential commercial uses
32 currently in existence or that might evolve through
33 technological or economic change; therefore, proposed uses not
34 explicitly listed in this chapter will be judged by King County
35 by their similarity to listed uses and their

1 similarity to listed uses and their consistency with the intent
2 of the comprehensive plan and this chapter;

3 F. Storage shall be limited to accessory storage of
4 commodities sold at retail on the premises;

5 G. All uses shall be conducted wholly indoors except:

6 1. Growing stock in connection with horticultural
7 nurseries, where the
8 stock is in open ground, pots or containers;

9 2. Required accessory parking and loading areas;

10 3. Moorage for private pleasure boats;

11 4. Public utility installations;

12 5. Seasonal outdoor seating for restaurants((+));

13 6. Public off-street parking permitted pursuant to
14 K.C.C. 21.27.040 D((+)); and

15 7. Drop box facility.

16 H. Only the following signs are permitted, subject to the
17 following limitations:

18 1. No blinking, flashing or moving signs are permitted;

19 2. One permanent, single-faced sign not exceeding
20 twelve square feet in area for identification of the premises;

21 3. One permanent sign, flush-mounted or painted on the
22 building, for each commercial use within the mixed use
23 development and to be contained within the frontage of the
24 space occupied by the individual use.

25 4. One temporary double-faced sign not exceeding twelve
26 square feet in area advertising the rental, lease or sale of
27 the premises on which it is displayed.

28 SECTION 10. Resolution 25789, Section 1401 and K.C.C.
29 21.28.020 are each hereby amended to read as follows:

30 Permitted uses. Any of the following types of uses which
31 can meet the following standards are permitted and allowed by
32 this classification subject to the limitations set forth in
33 this section provided, that the operation of an adult use
34 establishment shall be prohibited within six hundred sixty feet
35 of any residential zone regardless of jurisdiction and,

1 provided further, that no adult use establishment shall be
2 operated concurrently within six hundred sixty feet of, nor
3 within the same structure as any other adult use establishment,
4 and provided further that no adult use establishment shall be
5 located within six hundred sixty feet of schools, licensed
6 daycare centers, public parks, community centers, public
7 libraries or churches which conduct religious or educational
8 classes for minors.

9 A. Any on-premises retail enterprise dispensing food or
10 commodities which may involve only incidental and limited
11 fabrication or assembly of commodities including bulk retail
12 businesses with on-site storage and limited wholesale sales;
13 provided that, the on-site storage and sale of automobiles,
14 trailers, boats, heavy equipment and similar commodities are
15 specifically excluded;

16 B. Business offices which may include limited
17 fabrication, assembly and repair of electronic components and
18 devices and any type of use rendering professional services or
19 personal services to the individual;

20 C. Hospitals, except mental and alcoholic hospitals;

21 D. Hotels and motels, except apartment hotels;

22 E. Enterprises providing entertainment and recreation;
23 provided, however, that the operation of an adult use
24 establishment shall be prohibited within six hundred and sixty
25 feet of any residential zone regardless of jurisdiction and,
26 provided further, that adult use establishments shall not be
27 operated concurrently within six hundred and sixty feet of, nor
28 within the same structure as, the operation of any other adult
29 use establishment, and provided further that no adult use
30 establishment shall be located within six hundred sixty feet of
31 schools, licensed daycare centers, public parks, community
32 centers or public libraries or churches which conduct religious
33 or educational classes for minors;

34 F. Lodges, private clubs and fraternal societies;

35 G. Moorages for private pleasure craft;

1 H. Mortuaries;

2 I. Any public utility installation relating directly to
3 the distribution of services including switching and
4 transmission stations, but not including warehouses, service
5 yards or the like unless otherwise permitted by this title;

6 J. Public off-street parking facilities, whether publicly
7 or privately owned and operated, provided any area so used
8 shall not be used for a vehicle, trailer or boat sales area or
9 for the accessory storage of such vehicles unless otherwise
10 permitted by this title;

11 K. Automobile rental;

12 L. Churches;

13 M. Public office buildings, art galleries, museums,
14 libraries, police and fire stations;

15 N. On-premise signs without limitation as to size and the
16 number, off-premise directional signs, and billboards subject
17 to the provisions of Chapter 21.53, Signs and Billboards;

18 O. Recreational vehicle parks as provided in Chapter
19 21.09;

20 P. Household moving truck rental or trailer rental as an
21 accessory use to an automobile service station only, provided
22 that:

23 1. Not more than four trucks and eight trailers shall
24 be permitted on a station site,

25 2. Whenever such uses are proposed at an existing
26 station which has a common boundary with R or S classified
27 property, the landscaping provisions set forth in Chapter 21.51
28 must be adhered to at least for that boundary;

29 Q. Community scale mixed use business-residential
30 developments subject to a conditional use permit, and subject
31 to the provisions and conditions governing mixed use
32 developments in the BR-C zone;

33 R. Specialized instruction schools;

S. Self-service storage facilities, provided that:

1. The use of property shall be limited to dead storage. Activities such as the servicing or repair of motor vehicles, boats, trailers, lawnmowers or similar equipment is prohibited,

2. No storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals is permitted,

3. No residential occupancy of the storage units is permitted,

4. No business activity may be conducted within the individual storage units,

5. A manager shall be on the site at all times that the lessees have access to the storage units.

T. Communication facility, subject to K.C.C. 21.80.020 - 21.80.190(+-); and

U. Interim recycling facility provided that, with the exception of collection and temporary storage of recyclable materials at drop box facilities, all processing and storage of materials shall be within enclosed buildings and further provided that yard waste processing is not permitted.

SECTION 11. Resolution 25789, Section 1402 and K.C.C. 21.28.030 are each hereby amended to read as follows:

Limitations on uses. Every use locating in a B-C zone shall be subject to the following further conditions and limitations:

A. All uses shall conform to the general provisions and exceptions, off-street parking requirements, loading area requirements, landscaping requirements and sign and billboard requirements set forth in this title beginning with Chapter 21.46 and all parking lots and parking areas and loading areas shall be surfaced, screened, developed and maintained as required by Chapter 16.74;

1 B. All uses shall be conducted wholly within an entirely
2 enclosed building except:

- 3 1. Automobile service stations,
4 2. Drive-in restaurants,
5 3. Public utility installations,
6 4. Meter and control stations of a public utility,
7 5. Moorage for private pleasure craft,
8 6. Signs and billboards,
9 7. Parking lots and parking and loading areas,
10 8. Growing stock in connection with horticultural
11 nurseries whether the stock is in open ground, pots or
12 containers,
13 9. Automatic car wash;
14 10. Self-operated car wash;
15 11. Recreational vehicle parks; and
16 12. Drop box facility.

17 C. Any areas used as set forth in paragraph B of this
18 section, except public utility installations, moorages, signs
19 and billboards shall be improved and maintained as required for
20 off-street parking areas in Chapter 16.74;

21 D. In the case of automobile service stations, the
22 leading edge of the pump islands shall not be closer than
23 fifteen feet to any street property line;

24 E. All products made incident to a permitted use which
25 are manufactured, processed or treated on the premises shall be
26 sold only on the premises and only at retail;

27 F. Any repairing done on the premises shall be incidental
28 only, and limited to custom repairing of the types of
29 merchandise sold on the premises at retail. The floor area
30 devoted to such repairing shall not exceed thirty percent of
31 the total floor area occupied by the particular enterprise,
32 except that the limitations of this paragraph shall not apply
33 to shoe, radio, television or other small household appliance
34 repair service;

1 G. Storage shall be limited to accessory storage of
2 commodities sold at retail on the premises or materials used in
3 the limited fabrication of commodities sold at retail on the
4 premises. The limitations of this paragraph shall not apply to
5 self-service storage facilities;

6 H. No dwelling units, whether single-family, two-family
7 or multiple-family, are permitted in a B-C zone except as
8 allowed in connection with a church or except a dwelling unit
9 for a resident owner, caretaker, or manager of a permitted use,
10 or except as allowed in conjunction with a community scale
11 mixed use business residential use as set forth in K.C.C.
12 21.28.020;

13 I. Use of cleaning agents shall be limited to
14 nonflammable and explosive fluids with a flash point above one
15 hundred thirty-eight and five-tenths degrees Fahrenheit in a
16 closed safety cleaning system;

17 J. Any building or structures or portion thereof used to
18 house animals in connection with small animal hospitals and
19 clinics shall be sound-proofed; the animal runs shall be
20 surfaced with concrete or other impervious material; there
21 shall be no burning of refuse or dead animals; drainage shall
22 be away from adjoining properties;

23 K. All operations conducted on the premises shall not be
24 objectionable beyond the property boundary lines by reason of
25 lighting, noise, odor, fumes, gases, smoke, steam, vibration,
26 hazard or other causes, and any use the operation of which
27 produces odor, fumes (toxic or nontoxic), gases, air-borne
28 solids or other atmospheric contaminants shall be allowed to
29 locate only if conforming in every respect to any rules and
30 regulations established by an applicable and qualified public
31 agency;

32 L. In the case of automatic car washes and self-operated
33 car washes, the facility must be served by sanitary sewers.
34

1 SECTION 12. Ordinance 3293, Section 4 and K.C.C.

2 21.30.040 are each hereby amended to read as follows:

3 Permitted uses - Wholesaling, distribution and storage.

4 In a C-G zone the following wholesaling, distribution and
5 storage uses are permitted:

6 A. Wholesale business and accessory storage;

7 B. Distribution centers for home deliveries (storage and
8 loading of retail delivery trucks from underground fuel
9 storage);

10 C. Frozen food or cold storage lockers;

11 D. Garages, public parking (including auto repair and
12 storage when in an entirely enclosed building);

13 E. Automobile impound yards for the temporary storage of
14 damaged, abandoned or otherwise impounded automobiles;
15 provided, that:

16 1. The automobile storage area shall be enclosed by a
17 solid wall or view-obscuring fence of at least six feet in
18 height, which shall be landscaped with a minimum of five-foot
19 wide planting strip and such landscaping as may be necessary to
20 minimize adverse impact on neighboring properties,

21 2. Automobile wrecking, automobile wrecking yards, or
22 the use of stored automobiles for spare parts, shall be
23 prohibited;

24 F. Kennels, commercial, provided all run areas shall be
25 completely surrounded by an eight-foot solid wall or fence;

26 G. Moorage, commercial, including boat repairing, subject
27 to the applicable regulations of the shoreline management
28 master program;

29 H. Parcel service delivery;

30 I. Storage and handling of household goods((+)); and

31 J. Interim recycling facility.

32 SECTION 13. Ordinance 7675, Section 3 and K.C.C.

33 21.37.030 are each hereby amended to read as follows:

34 Permitted resource related resource uses. In an F zone,
35

1 the following resource related uses only are permitted:

2 A. Growing and harvesting agricultural crops as well as
3 the structures necessary for these activities, subject to the
4 lot coverage and other provisions of the Agricultural zone and
5 provided that agricultural crops sensitive to usual and normal
6 use of herbicides are adequately buffered by the owner or
7 operator from herbicide application on nearby forest lands.

8 B. Raising of livestock and small animals (including
9 bees), subject to the lot coverage and the other provisions of
10 the Agricultural zone;

11 C. Wildlife and fish propagation and management including
12 any associated buildings, facilities or improvements;

13 D. Removal, harvesting or retailing of vegetation from
14 forest lands such as fuelwood, cones, Christmas trees, salal,
15 berries, ferns, greenery mistletoe, herbs, and mushrooms
16 provided that retailing does not involve use of permanent
17 structures or signs;

18 E. Dispersed recreation and outdoor recreation facilities
19 such as primitive campsites, trails, trailheads and sno-parks,
20 warming huts for climbers and cross-country skiers (excluding
21 recreational vehicle parks and campsites with utility hookups);

22 F. Optical and radio telescopes and other astronomic
23 observation facilities requiring isolation from artificial
24 light sources and electromagnetic interference;

25 G. Seismic and other geological monitoring facilities
26 requiring isolation from artificial vibration;

27 H. Municipal water collection, pumping, processing and
28 transmission facilities provided they do not impound water by
29 means of a dam;

30 I. Communication facility, subject to K.C.C. 21.80.020 -
31 21.80.190(⇄); and

32 J. Interim recycling facility limited to:

33 1. Drop box facilities located on and operated in
34 conjunction with a public facility such as a school or fire
35 station, or

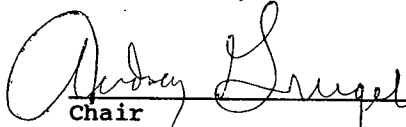
1

2. Source-separated organic waste processing.

INTRODUCED AND READ for the first time this 25th day
of October, 1993.

PASSED this 16th day of December, 1993.


KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 17th day of DECEMBER, 1993.


King County Executive

Attachments:
None